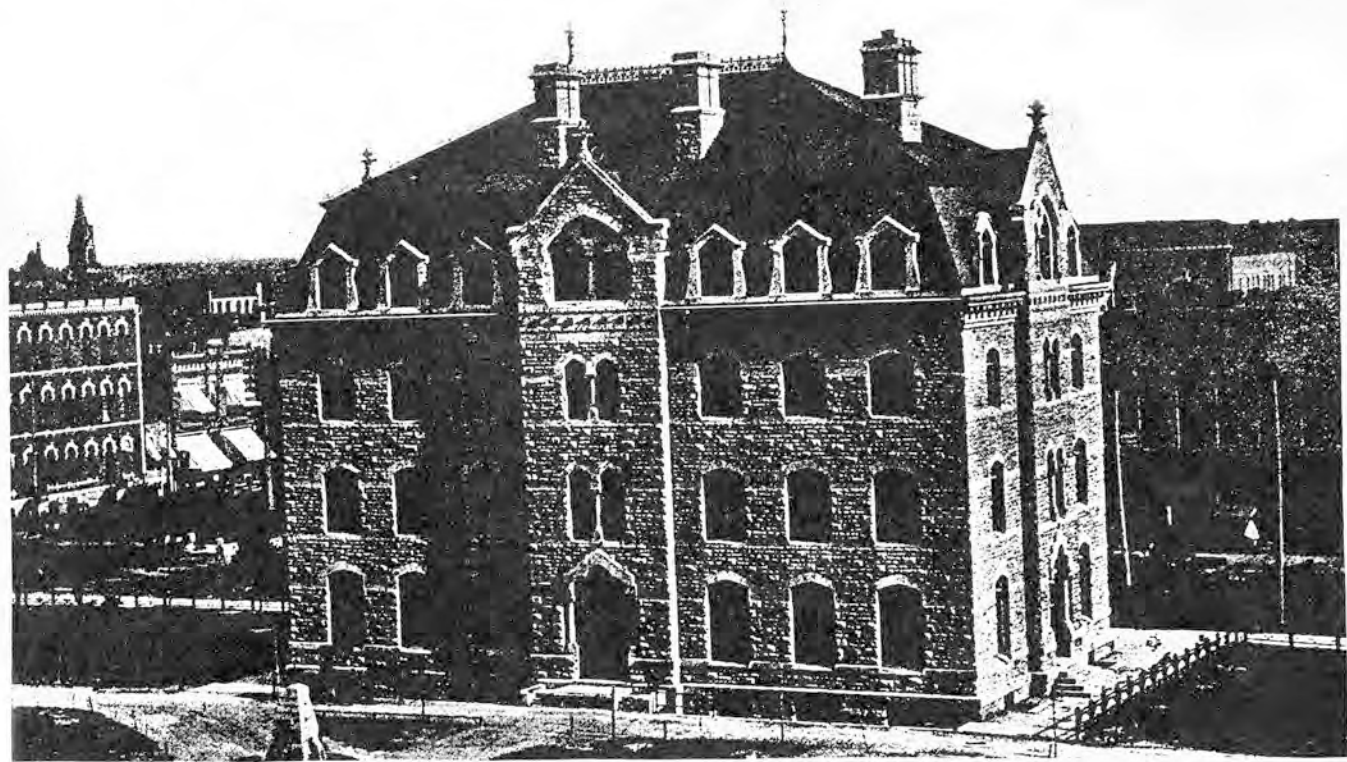


# HISTORIC & ARCHITECTURAL SITE SURVEY



The contents of this report do not necessarily reflect the official views and policies, expressed or implied, of the City of Lincoln, or the State Historical Society. The views, conclusions, and recommendations in this report are those of the contractor, who is solely responsible for accuracy and completeness of all information herein.

**HISTORIC &  
ARCHITECTURAL  
SITE SURVEY OF  
MALONE  
NEAR SOUTH &  
SOUTH SALT CREEK  
NEIGHBORHOODS  
LINCOLN  
NEBRASKA**

The Historic and Architectural Site Survey of Lincoln, Nebraska was prepared by the College of Architecture, University of Nebraska-Lincoln for the City of Lincoln Urban Development Department and the Nebraska State Historical Society. Funded in part under Title I of Housing and Community Development Act of 1974 and the National Historic Preservation Act through the National Park Service, Department of Interior, administered by the Nebraska State Historical Society.

1978

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# Acknowledgments

We would like to express our appreciation for the valuable assistance and information offered by members of the Lincoln community with a special acknowledgement of the efforts of the neighborhood organizations involved in this survey.

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Lincoln, Nebraska  
September 1, 1978

# 1. INTRODUCTION

The preservation of historic buildings, neighborhoods and sites has always been a matter for discussion and disagreement. At one end of the spectrum are those who think that anything "old" is significant and should have a precise museum-like quality regardless of expense and other possibilities for utilizing the structure or site. At the other end are those who believe the "old" should always make way for the "new", that progress means tearing down and re-building and that restoration is a romantic, impractical fancy. There is nearly always some truth on either side of this debate and the fate of historic preservation may depend on which side speaks loudest. However, victory for either extreme is likely to be unsatisfactory to the community as a whole. The rational path leads to a compromise which allows for controlled change that respects existing historic settings.

The purpose of the Historic and Architectural Site Survey was to establish a preliminary inventory of structures which have architectural or historic value, to identify areas which have potential as historic districts, and to make recommendations for their protection and preservation.

Within this broad overall purpose, more specific objectives of the study were: to identify Lincoln's architectural and historic heritage; recommend a historic preservation policy for the city; suggest ways in which individuals and groups may conserve and use historic buildings and sites; and propose methods for the implementation of preservation goals.

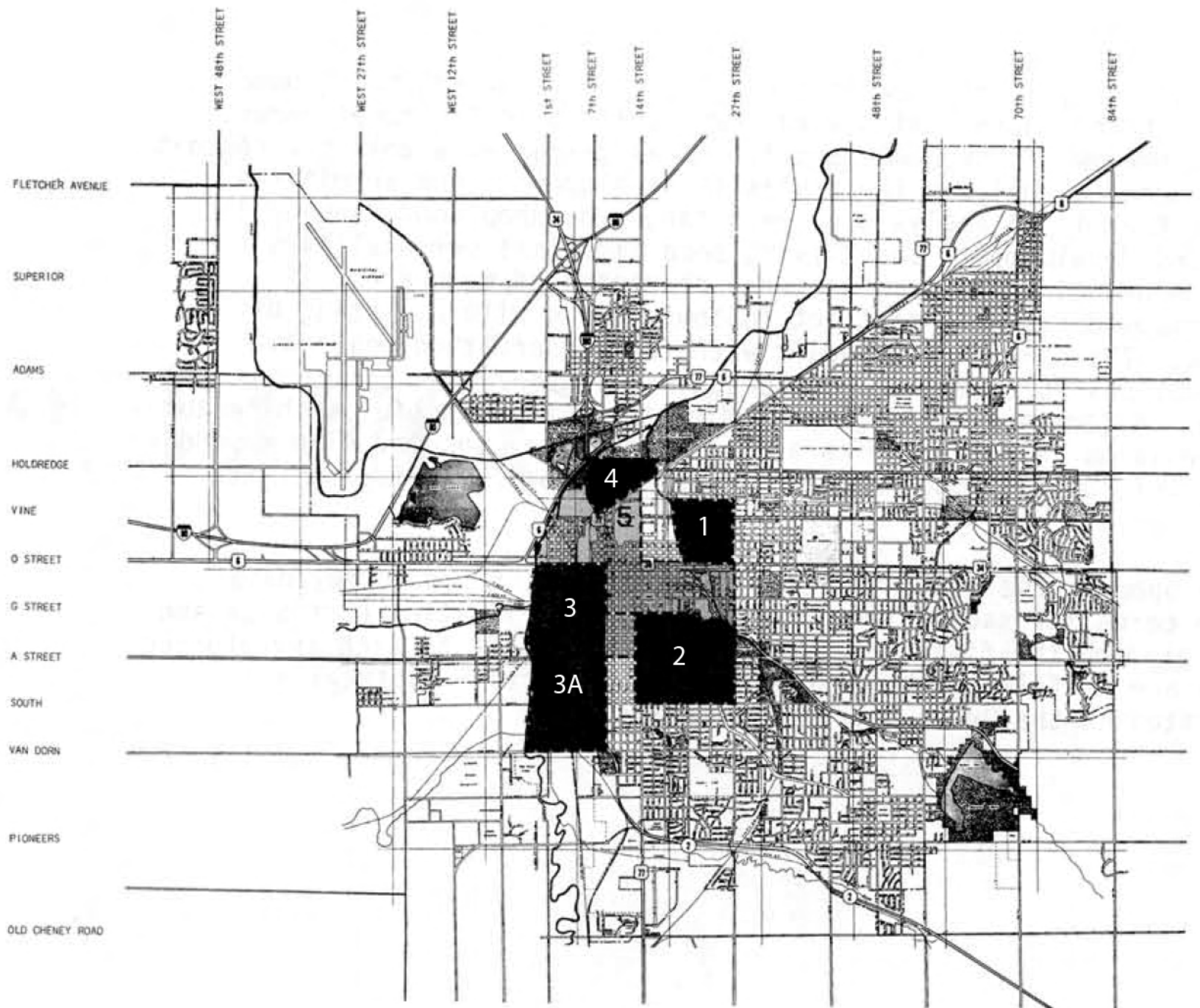
This study will be used by the Nebraska State Historical Society in compiling its inventory of historic and architectural sites eligible for the National Register of Historic Places. It may also assist the City of Lincoln in the general preparation of neighborhood preservation plans based upon this survey, and as the basis for the implementation of public and private preservation projects.

The Historic and Architectural Site Survey began with a review of Lincoln's early historic and architectural development and a preliminary visual reconnaissance of the areas to be surveyed. The survey was carried out on a lot by lot basis of every pre-World War II structure in the Malone, Near South and South Salt Creek neighborhoods and adjacent areas, including Lincoln's original plat and the North Bottom. The survey was conducted by architectural graduates who received training in field survey techniques. They gathered site data, photographed the structures, and compiled preliminary evaluations of their condition, importance to the immediate area, degree of change and architectural significance.

2

The photos, field data and preliminary evaluations were then critically reviewed, producing a selected listing of 680 of the over 5,500 sites for further study. Site and photo cards were made and graduate students trained in historic data-gathering examined the available public records to complete the research needed for the inventory selection.

Base maps of the neighborhoods showing the location of structures were prepared and the data was plotted indicating the significance of the structures, land use, visual features and date of construction. These maps served as a basis for determining the location of Historic District recommendations.



- |                          |                                     |
|--------------------------|-------------------------------------|
| 1 MALONE                 | 3A SOUTH SALT CREEK-SOUTH           |
| 2 NEAR SOUTH             | 4 NORTH BOTTOMS                     |
| 3 SOUTH SALT CREEK-NORTH | 5 OTHER SURVEYED AREAS (NOT MAPPED) |

# LINCOLN, NEBRASKA

## LOCATION OF NEIGHBORHOODS

HISTORIC &amp; ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

Prepared by the College of Architecture, University of Nebraska—Lincoln for the City of Lincoln Urban Development and the Nebraska State Historical Society. Funded in part under Title I of Housing and Community Development Act of 1974 and the National Historic Preservation Act through the National Park Service, Department of the Interior, administered by the Nebraska State Historical Society.

This report presents an analysis of Lincoln's historic character and background and the forces of growth and change which have been manifest in its development. This is followed by a review of Lincoln's architectural character within the context of American architecture and analyzes the stylistic developments and architects that have shaped it. Next is an analysis of each target neighborhood tracing its historic background and development, identifying some important personalities of the communities and defining the architectural character of each area. A description of the proposed historic district follows, along with a listing of the inventoried sites. The next chapter deals with the preservation goals and objectives, recommendations for community conservation, preservation techniques and their implementation. Added is a bibliography of historic uses, useful architectural references and preservation resources which are applicable to Lincoln. The appendix contains explanatory information concerning survey methodology, mapping and site evaluation criteria.

Other resources developed by the study include: photographs, field survey data and site information cards for each site surveyed; plat maps locating each site and base maps used in analyzing the field data; and photograph cards on each inventoried site. The originals are on file at the Nebraska State Historical Society; a duplicate set is located at the Urban Development Department.

## **2. LINCOLN**

# Historic Character

## 1856-1869 Early Settlement

Two years after Nebraska became a territory in 1854, the first settlers came to Lancaster County. The county was organized in the fall of 1859, and a location for the county seat town site was selected. The chief advantages of the site were its central location and the proximity of an economic resource in the salt basins which served people from Plattsmouth, Nebraska City and Beatrice.

A permanent settlement was established in 1864 and named Lancaster. It was platted by Elder J. M. Young on the southeast quarter of section 23. The same year a contention for the county seat developed between Yankee Hill and Lancaster. It was resolved in the summer when the Territorial Legislature reaffirmed the selection of Lancaster as the county seat.

Population growth was slow in the beginning. The 1860 census listed 153 people in the whole county. By 1867, the year Nebraska achieved statehood, the town of Lancaster had only 30 inhabitants. Another event of that year, however, was soon to bring about significant growth in the community. A State Capitol Commission consisting of Governor David Butler, Secretary of State Thomas P. Kennard, and Auditor John Gillespie was charged by the new State Legislature with examining and choosing a site for a new state capital. It was to be called Lincoln and would be located in a district comprised of Seward, Butler and Lancaster counties. During the month of July, the trio travelled the counties in search of a suitable site and were impressed with the town of Lancaster.

On the 29th we made a more thorough examination of Yankee Hill, and Lancaster, and their surroundings. At the last-named point the favorable impressions received at first sight, on the 19th, were confirmed. We found it gently undulating, its principal elevation being near the center of the proposed new site, the village already established being in the midst of a thrifty and

considerable agricultural population, rich timber and water-power available within short distances, the center of the great saline region within two miles; and, in addition to all other claims, the especial advantage was that the location was at the center of a circle of about 110 miles in diameter, along or near the circumference of which are the Kansas State line, directly south, and the important towns of Pawnee City, Nebraska City, Plattsmouth, Omaha, Fremont and Columbus.<sup>1</sup>

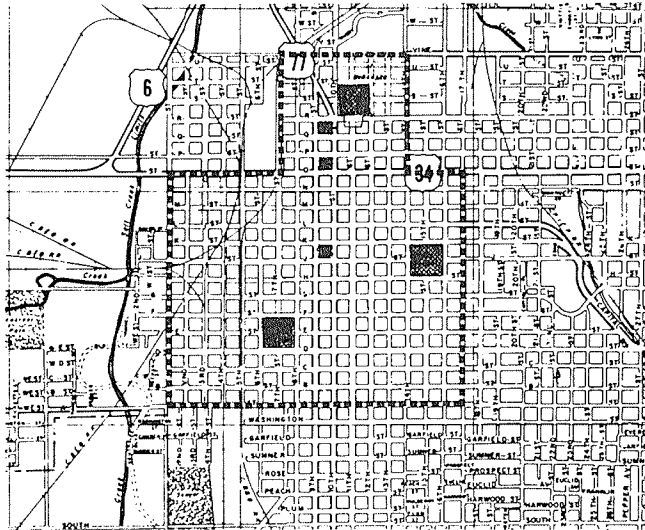
In addition there were legal advantages such as existing title to the adjacent lands being fully vested in the state and the promise of residents to convey their title to the capitol commission. The site was also selected for political reasons. The commission had less than a year and a half to choose and survey a site for the capitol building. If they failed, it meant a renewal of the capitol relocation dispute. The location was a compromise between the state's rival populations north and south of the Platte River and was intimately connected with the issue of reapportionment of the legislature.

In August the site was surveyed and platted. The plat of Lincoln by the capitol commission surveyors substantially disregarded the earlier plat of Lancaster, leaving several of the original structures in the middle of lot lines. In addition to the  
1 original settlement which was re-platted as 7th to 14th; O to V, the lands south of O Street were platted as 1st to 17th; A to O.

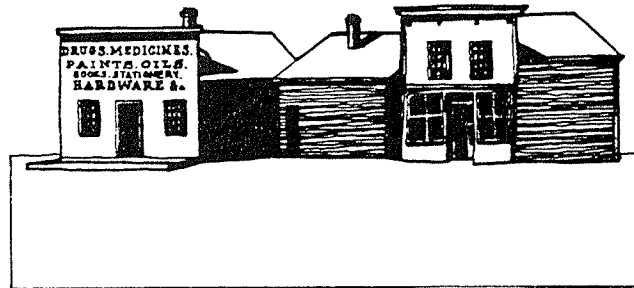
The original plat dedicated three four-block squares for the state capitol at 15th and J, the state university at 11th and S, and the city park at 7th and E. In addition, it reserved blocks between 9th and 10th at Q and R for a market square, at O and P for a post office, and at J and K for a court house, and numerous lots for various church denominations. The lots along O and 9th were platted as 25 feet wide commercial sites while the rest were 50 feet wide residential sites. All blocks contained alleys running east and west except for the 19th street commercial blocks where the alleys ran north and south.

1. A. B. Hayes and S. D. Cox, History of the City of Lincoln (Lincoln: State Journal Company, 1889), p.126.





1. Diagram of Lincoln showing the outline of the original plat of 1867 which included the village of Lancaster north of 0 Street.



2. Commercial buildings at 9th and O Streets in 1868 were typical of the wood frame structures marking the first stage of Lincoln's development.

## 1869-1890 Growth and Development

- 8 When the State Legislature met in Lincoln in 1869, confidence in the future of the city mounted. The Capitol addition (17th to 20th; A to H) and Kinney's O Street Addition (17th to 27th; O to R) were both platted in 1870. Many commercial, residential and civic buildings were constructed during this relatively brief boom period. These buildings, marking the first stage of Lincoln's downtown development were
- 2 largely of temporary wood frame construction. The major public buildings, such as the State Capitol (1869), and University Hall (1870) were of masonry construction and gave the city an appearance of early stability. The Burlington and Missouri River Railroad arriving in 1870 with connections to Plattsmouth, fostered this bright outlook.

After 1871, however, this high level of activity ceased. The impeachment of Governor Butler, the threat of the removal of the capital from Lincoln, and the general depression in state agriculture and economy resulting from grasshopper plagues made Lincoln's future doubtful for the first half of the decade.

Recovery came slowly and the population of the capital city grew from 2,500 in 1870 to 13,000 at the end of the decade. The development of public institutions and utilities both paralleled and fostered this growth. In 1872, the Lincoln Gas Light Company was formed. In 1879, the first storm sewers were laid and the U.S. Post Office and Courthouse was completed. Speculative land developers platted numerous additions outside the original city limits to the east and south.

The decade was also marked by the construction of two and three story masonry buildings in the commercial area of the city. This construction superseded the earlier wooden buildings which had characterized the first stage of development in downtown Lincoln. Commercial buildings from this second stage, which reached its peak in the late 1880's can still be seen: the Veith Building, 816 P Street (1884), and the Elite Studio, 226 South 11th Street (1888) and the Burr-Muir Block, 215 North 9th Street (c. 1881).

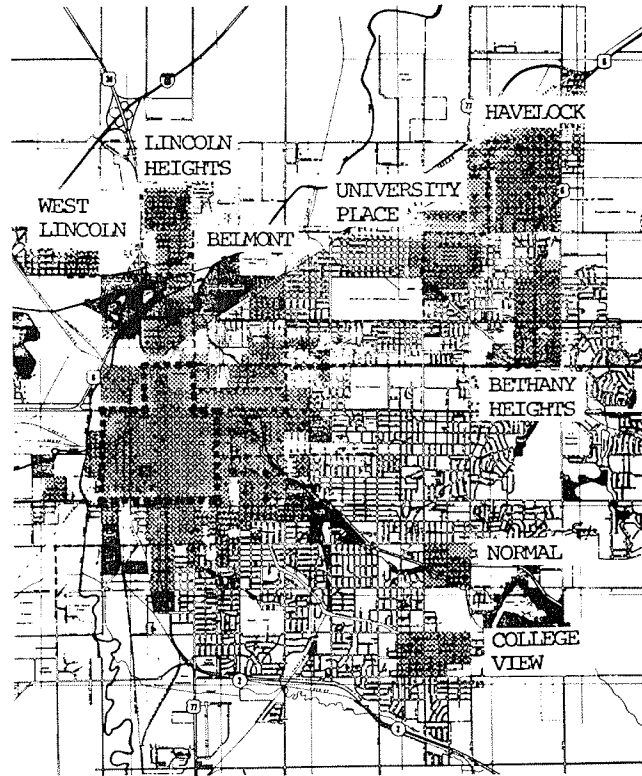
The 1880's saw a four-fold population increase, with over 55,000 residents by the end of the decade. The construction boom in the 80's produced major changes in downtown Lincoln and considerable development to the southeast. In 1888, over \$3.25 million of new construction was completed, with one million being in new home construction.

The development of public utilities corresponded with the rapid growth. In 1880, the Lincoln Telephone Exchange was established and in 1883 the electrical system began to be developed. By 1887, the first sanitary sewers were constructed and the first street paving began. Two years later the city had 23 miles of brick road. The water works, first established in 1882 with a single well at the city park, was expanded in 1889 with a series of wells along Antelope Creek at A Street.

The establishment of the Lincoln Street Railway Company by a vote of the people in 1881 was particularly significant, since the pattern of the development of the city followed the street car lines until the advent of the auto. The Lincoln Street Railway Company was given right of way and built lines to all parts of



3. The Burr-Muir Block (c.1881) is typical of the second stage of development in downtown Lincoln.



4. Diagram of Lincoln showing the extent of development circa 1888-92.

town. Other lines soon began to both service and encourage growth and real estate developed in outlying areas. Rapid Transit Line (1887) extended to West Lincoln; Capitol Heights Line (1888) linked downtown to eastern sections along G Street; Standard Street Railway (1888) connected Lincoln lines on North 27th to University Place; and Bethany Heights Line (1889) connected Lincoln lines at 33rd and V Street with Bethany Heights. By 1889, there were over 31 miles of track in the city and in 1891 the system began to replace its horse drawn cars with electric power.

- 4 Several communities were established near Lincoln in the 1880's. Havelock was platted in 1887, with major activity developing around the Burlington shops

and other early industry. The same year, Lincoln Heights and Belmont were platted north of the university as exclusive housing developments.

In 1888, University Place anchored by Nebraska Wesleyan University was incorporated and Bethany Heights, centering around the Nebraska Christian University (Cotner College) was platted. In 1889, College View developed in a similar fashion around Union College as did Normal around Lincoln Normal University (56th and Normal Boulevard) in 1892.

#### 1890-1915 Turn of the Century

The decade of the 1890's was marked by a population decline from 55,000 in 1890 to 40,000 at the turn of the century. The financial panic of 1893 and the nationwide droughts contributed to the turnabout in Lincoln's growth patterns.

Since the turn of the century, the population of Lincoln has shown consistent growth. The steady, undramatic growth during the period prior to the First World War reflected the recovering economy. Using building construction as an indicator, the city went from two million dollars in 1910 to three million dollars in 1915, reaching 3.2 million by 1920. Population during that time increased from 44,000 to 55,000.

The early twentieth century exhibited a third stage in the development of downtown Lincoln. Steel and concrete buildings of five or more stories began to appear: the First National Bank, 10th and O (1911); Miller and Paine, 13th and O (1916); and Rudge and Guenzel, 13th and N (1917). The Mount Emerald Addition was platted in 1905 as one of the finest residential areas in the city. The automobile which appeared by 1900 was still a novelty and had not yet exerted a major influence on Lincoln's development.

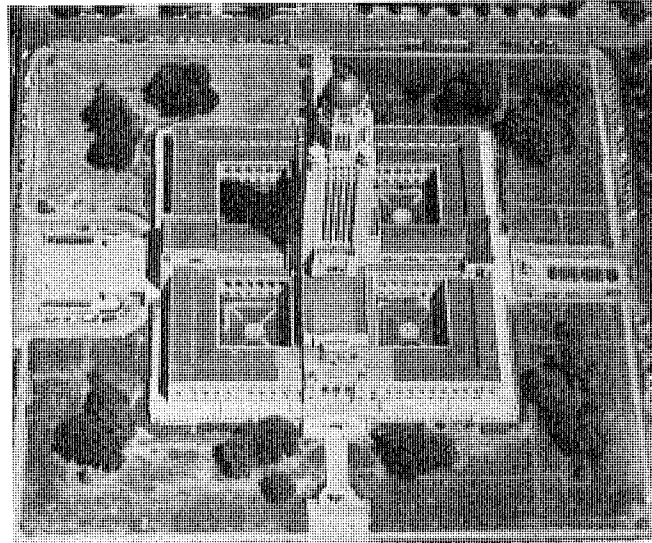
The City Beautiful Movement's influence was first felt in this period with the erection of several civic structures including some Carnegie funded libraries such as the old Lincoln City Library (1902), and the U.S. Courthouse and Federal Building, 135 North 10th Street (1904-06).



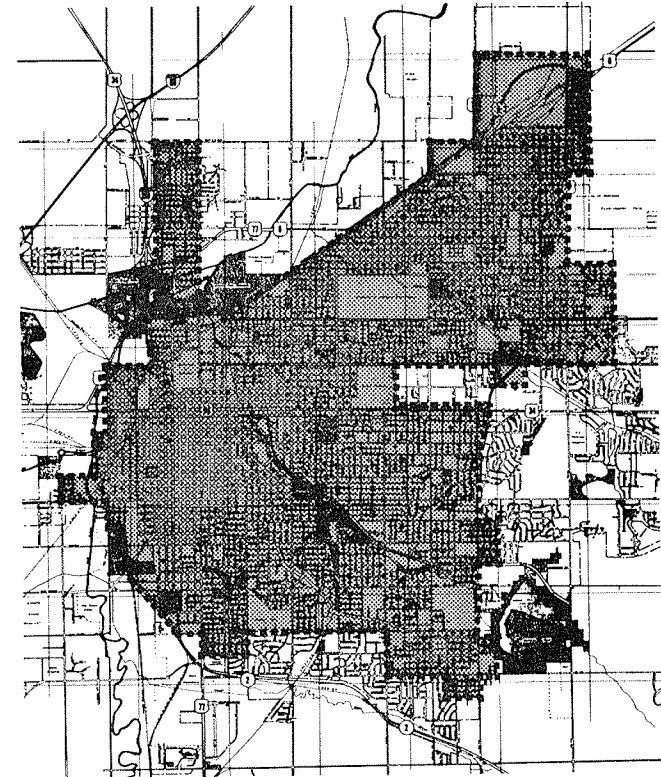
5. The old First National Bank Building (1911) is typical of the third stage of development in downtown Lincoln.

During this period the influence of the Urban Parks Movement was also seen in Lincoln. Park development was a hallmark of the early part of this century. Lincoln had established an urban park with its original plat, but a series of gifts accounted for significant growth in this park system. Among the gifts were 10 acres from William Jennings Bryan (1907) and 15 acres from W. T. Auld (1915) to augment Antelope Park. The Memorial Gardens (1921) and the Sunken Garden (1930) were added to the park as a gift by J. C. Seacrest. The park continued to grow when the city added numerous parcels of land from Sheridan Boulevard to O Street between 1919 and 1924.<sup>2</sup>

2. N. M. Donahue, Public Parks in the Recreational Movement in Nebraska 1890-1938, (Lincoln: M. A. Thesis), p. 92.



6. The Nebraska State Capitol (1922-32) is typical of the civic structures built at the height of the City Beautiful movement.



7. Diagram of Lincoln showing the limits of annexation about 1930.

#### 1915-1945 Automobile Era

- Lincoln's population continued to grow during the prosperous 20's and the depressed 30's. The population was at 55,000 in 1920, 76,000 in 1930, and 82,000 in 1940. Prosperity alone did not account for growth during this period since the satellite communities which developed in the 1880's were incorporated into the city. Normal was annexed in 1919, University Place and Bethany in 1926, College View in 1929, and Havelock in 1930. These annexations coupled with the enactment of the first zoning code in 1926 gave the city a basis for planning and orderly control of growth.

This period of great civic pride reflected the height of the City Beautiful Movement in Lincoln, and can be seen in urban planning and monumental civic architecture. Many major works of architecture by noted American architects were erected, including the State Capitol, 15th and J (1919-32) Bertram G. Goodhue; 6 First Plymouth Congregational Church, 20th and D (1929-31) H. Van Buren Magonigle; 73 and the First Presbyterian Church, 17th and F (1926-27) Ralph Adams Cram.

Downtown development kept pace with the erection of numerous office buildings such as the Sharp Building, 13th and N (1927) and the Stuart Building, 13th 56 and P (1929). Many early residences were displaced as commercial building expanded to the north of the central business district and apartments developed to the near south. The J. D. MacFarland house, 14th and Q Street, was demolished in 1929 to make way for a gas station which has recently been replaced by a fast food store.

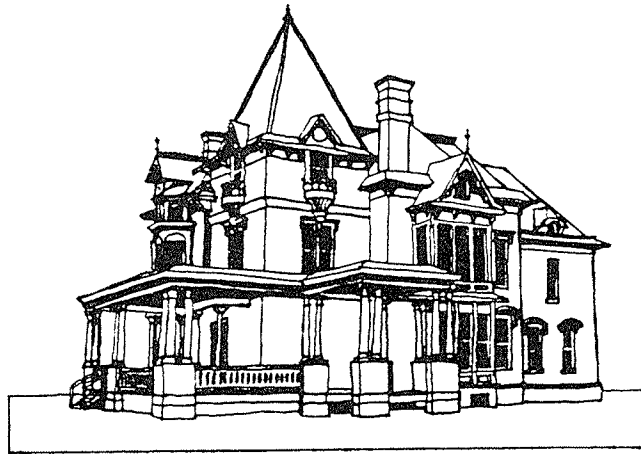
The automobile made a great impact on the growth and development of Lincoln. Its effect was demonstrated by the development of the exclusive out-lying residential sections to the south and east of the city: Woodscrest (1916), Sheridan Park (1916), Woodsshire (1925) and Piedmont (1927). A parkway system was developed along Sheridan Boulevard, from 1916 onwards. In 1929, a 600 acre gift of John F. Harris was given to the city as Pioneers Park. This park was developed during the following decade by the Civilian Conservation Corps as a continuation of the Urban Parks Movement.

#### 1945-1978 Recent Development

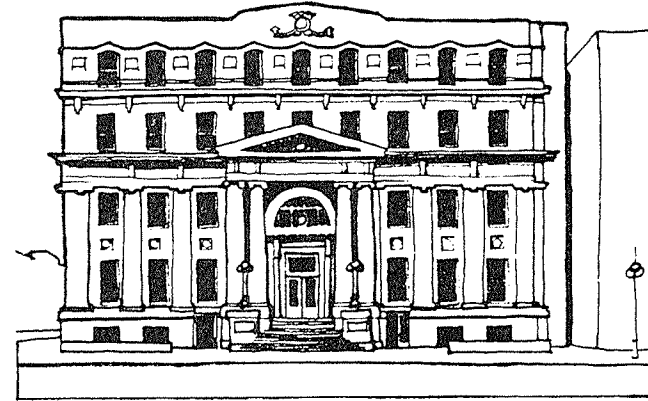
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The most recent phase in Lincoln's development has experienced rapid population increases; the city has grown from a 1950 population of 97,000 to a 1970 population 150,000. The automobile has remained a major force in establishing development patterns, while areas to the north and west of the city still remain relatively inaccessible because of rail yards, industry and salt flats.

The fourth stage in downtown development currently discernible is characterized by high rise office buildings. The First National Bank Building, 13th and M (1969), and the National Bank of Commerce Building, 13th and O (1976), mark this period.



8. The Carlos C. Burr house (1883) was demolished in 1971.



9. The Banker's Life Building (1910-11) was demolished in 1963.

Over the years the center of downtown Lincoln has slowly shifted to 13th and O, several blocks east of its original location at 9th and O Street.

The increased construction of parking facilities in the downtown area and the incursion of commercial and apartment buildings into residential areas have resulted in the loss of some of Lincoln's finest early houses, churches, and commercial buildings. The C. C. Burr house (demolished in 1971) is now a parking lot, the All Souls Unitarian Church (demolished in 1961), now apartments and the Banker's Life Building (demolished in 1963), another parking lot.



# Architectural Character

## Context

The concept of the architect as a separate creative force in building design was relatively unfamiliar in early 19th century America. Few were trained as architects. Men who would have identified themselves as craftsmen modified designs which were taken from European building handbooks.

The carpenter or mason would have provided the design for the structure, and later with larger projects, the design may have been furnished by the construction superintendent. With the demand for more substantial and technically complex structures, the need for formally trained architects grew, and architectural education began to appear in the universities. Also many young American architects went to Europe to study or they found formal training in engineering courses. The profession officially identified itself in 1857 with the formation of the American Institute of Architects.

The growth of the profession parallels industrial growth after the civil war. More and more well-trained architects began to compete for lucrative projects offered by the new class of wealthy capitalists. As building activity and specialized training increased, styles also began to change from the constrained classic forms to eclectic styles.

The growth and development of architectural sophistication in Lincoln follows a similar pattern. Lincoln differs from the broader American scene in that growth came later, came more slowly, and has always remained on the conservative edge. Because Lincoln was relatively remote, the client and architect felt less critical competitive pressure; consequently there was little demand for high style or avant-garde forms. Builders often used third-hand interpretations of new forms. There was at times an unusual mixture of styles such as Late Victorian house forms with Neo-Classic porches.

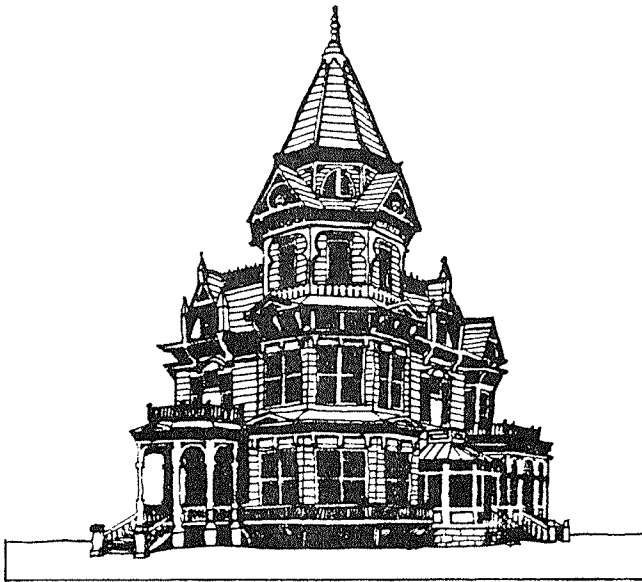
The unavailability of building materials also affected style during the early period. Wood was frequently used as it was easily imported by rail from the midwest. Stone was more difficult to bring to Lincoln and it was reserved for only the most substantial public buildings. Brick was locally available from the Yankee Hill Brick Works and used largely as a fireproof material for commercial buildings.

Early major buildings in Lincoln generally reflected the need for stability in the new community. The site for the city was chosen for political reasons and the threat of removal of the capitol made development a precarious investment. Added to the local situation was the general economic instability of the 1870's. Thus, clients were reluctant to build any really substantial structures. The public buildings were major exceptions and provided a show of confidence in the new community. Old University Hall, built of chiefly inexpensive materials, was quickly erected to add to the general, often misleading image of financial security. The early optimistic hopes for Lincoln's future were fulfilled during the boom in the 1880's.

Even during the building boom the tendency to choose reserved styles was retained. This is partially due to the education and experience of most architects available in Lincoln. Often they came through the ranks as craftsmen and builders, occasionally serving an apprenticeship in architecture rather than receiving formal university training. A few well-trained architects who did come to Lincoln during this period stayed only a few years, moving on to larger projects and wealthier clients in larger cities. The Nebraska Chapter of the American Institute of Architects was not formed until 1919.

Just as there were few architects who could provide a "correct" academic style, there were few clients who demanded such a design. The majority of Lincoln's early residents came from small communities in other midwestern states, particularly Ohio and Illinois. Their sense of proper architectural form would have been influenced by the restrained Neo-Classic, the prevailing style of the early 19th century.

But some of the prospective clients had travelled extensively and brought a more sophisticated sense of architectural style to the new city. When railroad contractors like Fitzgerald and Phillips built their new homes



10. The Andrew J. Sawyer house (c.1881) was demolished for the construction of the First Presbyterian Church (1926-27).

in the Near South neighborhood, they looked for designs similar to those in cities in the East. Another important stylistic home in the South Salt Creek area was built by J. Tyler, an architect born and educated in England.

18 10 Businessmen in the new city would not only have been well-travelled but probably also entertained other businessmen from Chicago, Kansas City, or Denver. The Victorian home of A. J. Sawyer in the Sawyer Addition near the Capitol would have made an impressive appearance, adding to the important new image of prosperity. There were, however, generally few examples of the truly flamboyant Victorian style common among the nouveau-riche founded on speculative wealth. This overt display of wealth would have seemed inappropriate in the conservative and strongly religious community of Lincoln.

Lincoln's dependence on government agencies as an economic base has been a factor in maintaining a more conservative trend in architectural style. Structures tend to be functional, utilitarian, and unfortunately expendable. Many fine buildings have been lost due to Lincoln's growth pattern.

## Styles

Lincoln's architecture generally follows the major movements seen in the United States although it tends to trail the stylistic trends on the east or west coasts with local examples being of a later date. These architectural styles generally follow one of two major historical traditions: the classic or the romantic.

The classic tradition has as its source the architecture of ancient Greece and Rome and its "rebirth" in the Renaissance and Post-Renaissance periods. The classic language of architecture is typified by the ancient orders of columns, capitols, and entablatures and a host of related elements such as pediments, balustrades, and pilasters. Classic architecture is characterized by symmetric, monumental and static forms. It is seen in such styles as the Beaux-Arts, Neo-Classic and Neo-Georgian Revivals, Italianate, Renaissance Revival, and the French Second Empire.

The romantic tradition has as its source the Medieval period of Romanesque, Gothic, the Byzantine styles and other more exotic phases of architecture such as the Egyptian and Oriental. Romantic architecture is rather picturesque, unsymmetric, and decorative and may be typified by such non-classic elements as arches, towers, steep gables, chimney pots, bay windows, and buttresses. This tradition includes the Gothic and Romanesque Revivals, Victorian Gothic and late Victorian styles such as Queen Anne, Eastlake, Stick and Shingle styles, as well as some of the Eclectic Revival styles such as the Tudor and Jacobethan Revivals.

There is also a nonstylistic tradition which is largely unconcerned with sophisticated and historic design issues. It proceeds from the work of builders who follow a common building tradition and are not conscious of producing "high style" design. This tradition is characterized by utility of purpose and has only an occasional reference to historical styles. This nonstylistic tradition includes works of engineering and the vernacular buildings which are typical of the majority of Lincoln's built environment.



11. The Peter Burns house (c.1869) is typical of one type of vernacular structures which were very prevalent in Lincoln's earliest years.



12. The Jacob J. Lebsock store (1912) is a late example of the "western false front" which once marked the first stage of development in downtown Lincoln.

#### Vernacular (c. 1869-1930)

Vernacular structures reflect the traditions in building brought by the various settlers of Lincoln. The first buildings in Lincoln were largely non-stylistic pioneer structures. One type is an austere one and a half story house with a steep gable roof to the street and a one story shed roofed kitchen at the rear,

11 such as the P. Burns house, 807 K Street (c. 1869). Lincoln's first phase commercial buildings were similar to this type with the facade treated as a "western" 12 false front. A late example can be seen at the J. J. Lebsock Grocery, 710 B Street (1912).

A second type is similar to the first but fronting the street on its long side with the kitchen off the rear in a T-shape plan. There are a few of this type

13 such as the W. Schneider house, 635 D Street (c. 1884). A more austere one story version can be seen in some of the earliest homes in the South Salt Creek Neighborhood such as the G. Eisel house, 104 J Street (c. 1880).



13. The Wilhelm Schneider house (c.1884) is a typical T-shape vernacular structure built during Lincoln's earliest years.



14. The Wilhelm Heltzer house (1909) is a late example of a vernacular square cottage with an Eastlake porch.

14 A third type of non-stylistic pioneer building is the one story, square hipped roof structure such as the W. Heltzar house, 748 Plum Street (1909). One variation of this type has an extension to the street and the entry to the side such as at the W. G. Jennings house, 2434 W Street (1916).

15 The two story variation of the square box was very common throughout Lincoln from the 1890's to 1920's. It is seen with such buildings as the H. Hoffman house, 1016 South 8th Street (1913). A most unique structure of this type is 16 the L. G. Wettling house, 1900 Washington Street (1906) built of concrete which has a vernacular Prairie Style character. The two story box also has a gable roof version as seen in the Malone area at the N. W. Norris house, 2618 P Street (c. 1903) which takes on a vernacular Neo-Classic character.

Another vernacular structure based on an L-shaped plan is seen in both one and two story versions. One example of this type is the H. Holtze house, 1017 South 6th Street (c. 1886). There are many other vernacular types,



15. The Henry Hoffman house (1913) is a two story square box "prairie vernacular" very prevalent in the early 1900's.



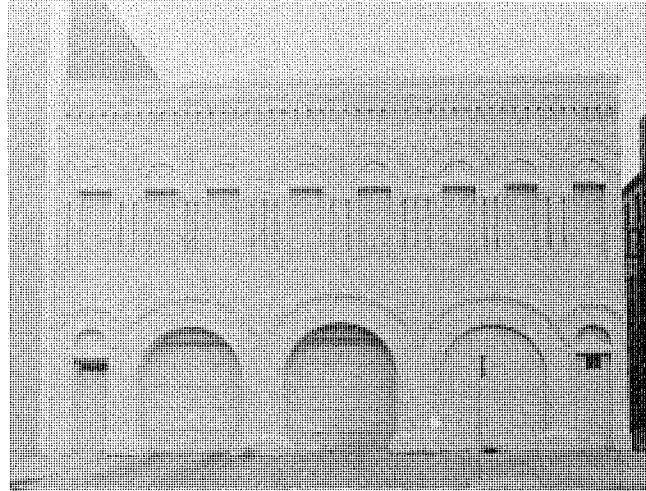
16. The Louis E. Wettling house (1906) is an example of "fireproof" concrete construction.

22

evidence of the diversity of the earliest settlers lifestyles, which reflect their cultural origins and modifications made to fit the new conditions of an open prairie.

#### Pre Civil War Styles (c. 1869-1890)

Pre Civil War architecture in the United States was dominated by the Greek Revival style (1820-60). A diversity of stylistic interest began to appear and was usually based upon building type with the Early Gothic Revival (1830-60) in churches and residences, the Italianate styles (1840-80) in residences and commercial buildings and the Romanesque Revival (1845-70) in churches and



17. The Palace Livery Stables (c.1888) is typical of brick masonry construction in the Romanesque Revival style.

18. The Elite Studio (1888) is another Romanesque Revival masonry structure.



commercial buildings. Stylistic buildings in Lincoln can first be seen in such  
 41 residences as the T. P. Kennard house, 1627 H Street (1869). These Italianate  
 designs were very popular in Nebraska from before statehood to the mid-1870's.

The first (1867-69) and second (1881-88) state capitols and the Lancaster County  
 Courthouse (1887) were Classic Revival structures. The designs of the Nebraska  
 State Capitol buildings followed the stylistic precedent of the United States  
 Capitol.

Lincoln's second phase commercial buildings were built of masonry construction  
 17 in the round arched Romanesque Revival style of the Palace Livery Stable, 1129  
 18 M Street (c. 1888) and the Elite Studio, 226 South 11th Street (1888).





19. The John L. Miller house (c.1874) is a modest example of the French Second Empire style.



20. The St. Paul Methodist Episcopal Church (1899) is a late example of the high Victorian Gothic style.

A few early Gothic Revival houses, though generally not treated kindly by the passage of time, are still to be found in the original plat such as the J. E. Finney house, 905 E Street. This style was already declining in popularity when Lincoln was established and lasted only until the 1880's. A late example of the Gothic Revival church is found in the old First Christian Church (now St. Mary's Cathedral), 14th and K Streets (1888-89).

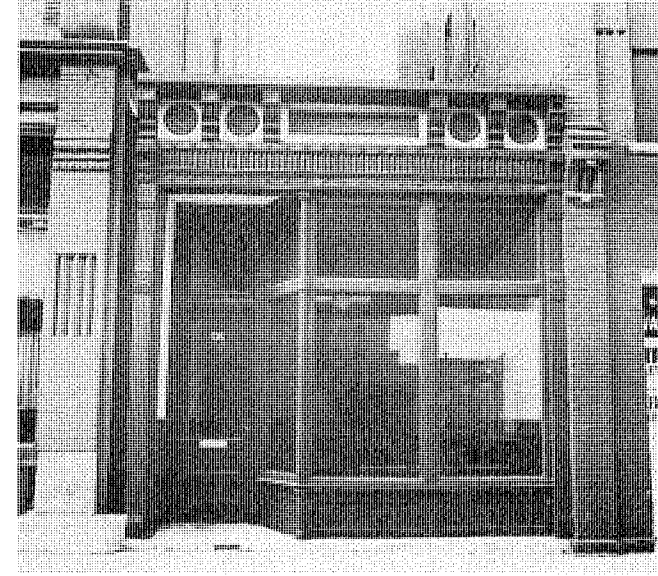
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#### High Victorian Styles (c. 1869-1900)

High Victorian styles prominent in the United States in the 1860's and 1870's reached their peak in Lincoln in the 1870's and 1880's. These were less exact in their historic sources of design than previous revivals and included several styles: Victorian Italic in commercial buildings; Victorian Gothic in churches; and Second Empire in residences and public buildings.



21. The Henry Veith grocery (1884) is a high Victorian Italianate commercial structure built with cast iron columns and pressed tin moldings.



22. The Victorian Italianate storefront at 735 O Street (c.1884) is one of the best preserved in Lincoln.

In commercial buildings the Victorian Italianate is typified by cast iron columns and pressed tin moldings, parts which were easily shipped by rail. They gave a richly diverse, though mass produced quality to commercial buildings such as the Veith Building, 816 P Street (1884), and the Butler Building, 1845 O Street (1889).

The French Second Empire style was used for Lincoln's earliest public buildings such as the now demolished University Hall (1869-70) and the first Lincoln High School (1873). This style was closely associated with buildings constructed during President Grant's administration (1868-76). Of the few remaining examples in Lincoln, the best are the modest Lewis-Syford house, 700 North 19th Street (c. 1878), and the J. L. Miller house, 1029 E Street (c. 1874).



23. The Guy A. Brown house (c.1889) is a late Victorian structure exhibiting Stick Style detailing.



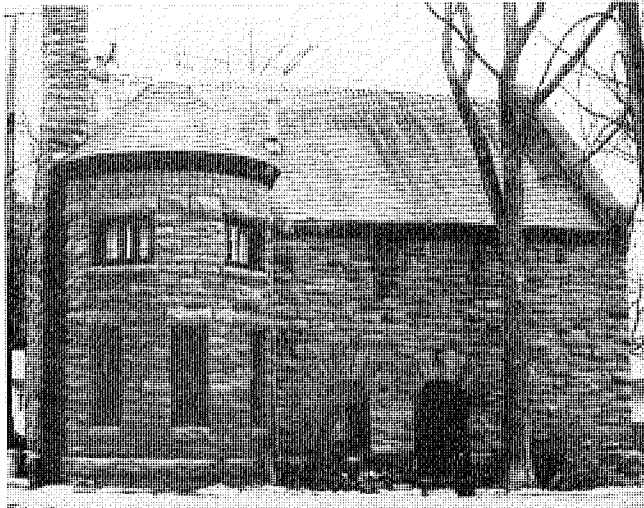
24. The Clark-Leonard house (1887) is a late Victorian Queen Anne style residence.

20 There are few examples of High Victorian Gothic architecture remaining in Lincoln with a noted one being St. Paul Methodist Episcopal Church, 12th and N Streets (1899).

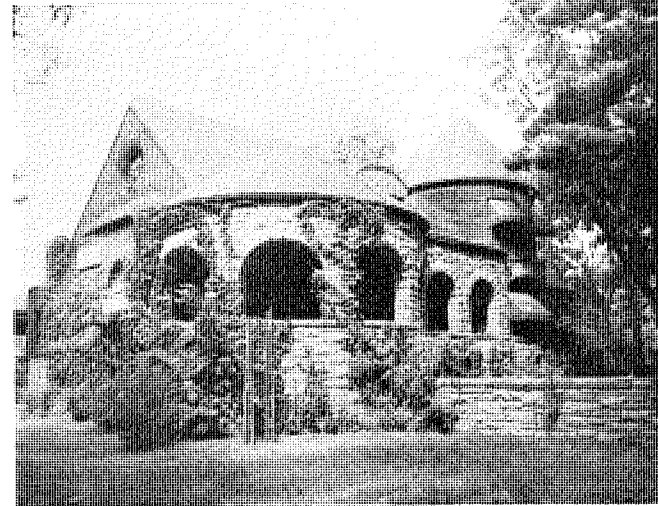
26 A magnificent yet stylistically unusual structure surviving from Lincoln's first decade is the first United States Post Office and Courthouse, 920 O Street (1874-79) which combines High Victorian Gothic motifs with a French Second Empire roof.

#### Late Victorian Styles (c. 1885-1915)

Late Victorian styles prominent in the United States from the Centennial (1876) to the Columbian Exposition (1893) are primarily seen in Lincoln in the late 1880's and 1890's. These popular eclectic styles were picturesque and asym-



25. The Rolla O. Phillips carriage house (1890) is an example of Richardsonian Romanesque architecture.



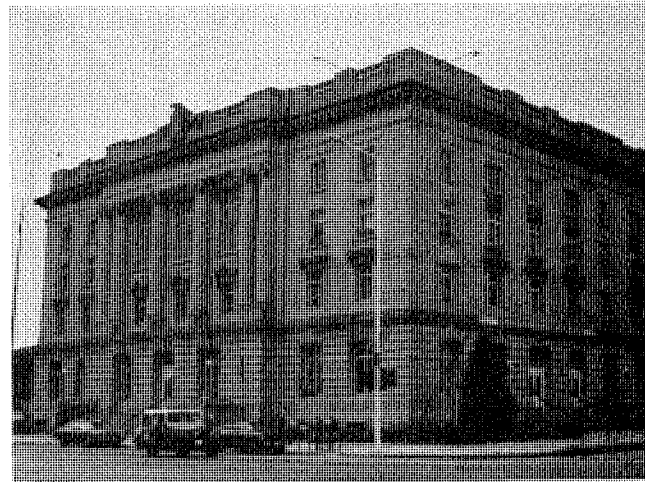
29. The Arther C. Ziemer house (1909-10) is an excellent example of the Shingle Style.

metrical with the concept of character being more important than beauty. These included the Stick Style, Queen Anne, Eastlake, Romanesque Revival and Shingle Style. These styles were coexistent with much of the development in the Malone and Near South neighborhoods.

The Stick Style, most popular in the east and west, is seen obscurely in examples  
 23 such as the G. A. Brown house, 255 South 27th Street (c. 1889) and the E. P.  
 LeFevre house, 2424 T Street (c. 1890). There are several Queen Anne houses of  
 60 note with a prime example being the Royer-Williams house, 407 North 26th Street  
 (c. 1885). Eastlake architecture is seen in the woodwork details of porches  
 14 such as the one on the vernacular square box house at 748 Plum Street and the  
 59 W. G. L. Taylor house, 435 North 25th Street. Much Eastlake work has subsequently  
 been replaced by Neo-Classic porches.



27. The Samuel H. Atwood house (1900-01) is an example of Neo-Classic Revival design.



28. The United States Courthouse and Post Office building (1904-06) is typical of Beaux-Arts Classicism.

25 There are few remaining examples of Romanesque Revival styles in Lincoln with  
 48 the R. O. Phillips house, 1847 D Street (1890), and the W. H. Tyler house, 802  
 26 D Street (1890) being major ones. The Shingle Style, very popular in coastal  
 regions, has one great example in Lincoln in the A. C. Ziemer house, 2020 Euclid  
 Street (1909-11) which is equal to the best examples in the country.

28

#### Eclectic Revival Styles (c. 1895-1940)

Eclectic Revival styles are reflective of the search for an appropriate style to express modern 20th century lifestyles. It is a rejection of the free eclecticism of late Victorian architecture and a return to historically purer types.

27 Neo-Classic Revivals began ascending with the Chicago Columbian Exposition (1893) and the Trans-Mississippi Exposition, Omaha (1898). The Neo-Classic Revival can be seen in such buildings as the S. H. Atwood house, 740 South 17th Street (c. 1900-



29. The John H. Yost house (1912) is a Neo-Renaissance Revival design.



30. The Noyes C. Rogers house (1914) is a Tudor Revival design.



31. The Morris W. Folsom house (1915) is a Neo-Gothic Revival design.



32. The John R. Mayer house (1918) is a Georgian Colonial Revival design.



33. The Nebraska Central Savings and Loan (1905) is a Neo-Classic Revival commercial structure.



34. The Farm Mutual Insurance Company (1921) is a Neo-Renaissance commercial structure.

30 01) and Lincoln High School, 2229 J Street (1913). Lincoln's examples of Beaux-  
 28 Arts Classicism are seen in religious and public buildings such as the United  
 42 States Courthouse and Post Office, 129 North 19th Street (1904-06), and the First  
 Church of Christ Scientist, 1201 L Street (1911).

Lincoln has a profusion of Eclectic Revival styles constructed between 1900 and  
 1930, with some of the best examples in the Near South. These included the Neo-  
 29 Renaissance Revival of the J. Yost house, 1900 South 25th Street (1912); the  
 Georgian Revival of the M. Friend House, 1845 E Street (1905-06); the Tudor  
 68 Revival of the H. A. Reese house, 1990 C Street (1907-08); the Jacobethan  
 30 Revival of the N. C. Rogers house, 2145 B Street (1914); the Late Gothic  
 31 Revival of the M. Folsom house, 2121 Washington Street (1905); the Colonial  
 32 Revival of the J. R. Mayer house, 1140 South 20th Street (1918).





35. The Burlington Railroad Depot (1927) is a Neo-Classic Revival design by Davis and Wilson.

Some of the Eclectic Revival styles also have their commercial counterparts in  
 33 such buildings as the Neo-Classic Revival Nebraska Central Building and Loan  
 Association, 1409 O Street (1905). One variation of this style is the white  
 57 glazed terra cotta facade seen on the old Lincoln Star Building, 301 South  
 12th (1923). The Neo-Renaissance Revival is seen at the Farm Mutual Insurance  
 34 Company, 1222 P Street (1921).

The Tudor Revival is seen in such buildings as the Antelope Grocery, 2400 J  
 Street (c. 1923), while the Neo-Romanesque Revival is seen in the Safeway  
 58 Food Center, 1320 Q Street (1937). Office buildings of the period were Neo-  
 56 Gothic Revival such as the Stuart Office Building and Theater, 128 North  
 13th Street (1929). The Mission and Spanish Revival styles in Lincoln are  
 found in some notable buildings outside the surveyed area such as the Hillcrest  
 Country Club (1927-28) at 8901 O Street.





36. The Harpham Brothers Building (c.1903-04) is an example of the Sullivanesque Style in its form and massing.



37. The University Publishing Company (1909) is an example of the commercial style of the Chicago School with Wrightian details.

32

### Early Modern Styles (c. 1900-30)

Early Modern styles parallel the Eclectic Revival styles in a search for 20th century architectural expression. This search is for a functional basis for modern form. It first becomes evident in commercial buildings and later in residences from the 1900's into the 1920's.

55 The Commercial Style, evidenced in the Chicago School (1875-1915), shows a modest  
37 influence in high rise steel frame buildings such as the Rudge and Guenzel Building,  
13th and N Street (1917), and the University Publishing Company, 1126 Q Street  
(1909).



38. The Ray C. Pauley house (1918) is a good example of the Prairie style.

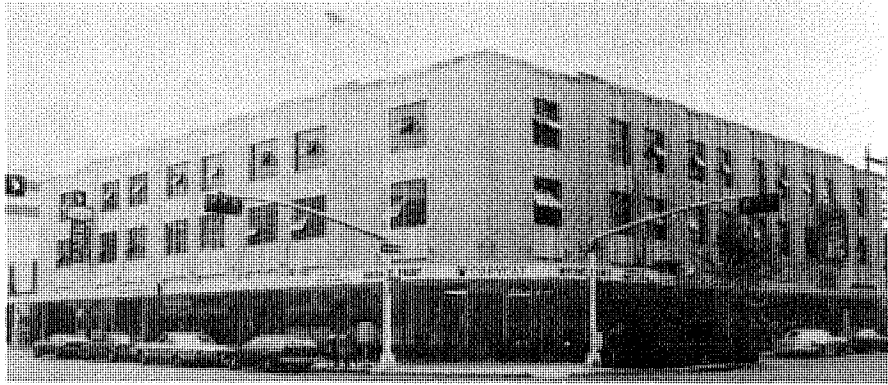


39. The Ross R. Beams house (1913) is a typical example of the Bungalow style.

- 36 A Sullivanesque example was found at the Harpham Building, 814 P Street (c. 1903-04) which retained the basic form but lacked the characteristic ornamentation.

- Lincoln has a few residences in the Prairie Style, the most notable being the
- 38 R. C. Pauley house, 2540 C Street (1918) and the liberal interpretation of the E. Steckley house, 1900 Pepper Street (1912) which is a cross between the Western Stick Style and Prairie Style.

- The Western Bungalow style was dominant in the more modest homes of Lincoln from the early 1900's into the depression with many of the best examples found in areas outlaying Lincoln's earliest development. Some notable examples are the
- 39 R. Beams house, 2229 South 8th Street (1913) and the Farrell-Lefler house, 1826 South 23rd Street (c. 1914).



40. The Union Bus Depot (c.1930) is an example of Art Deco Modernism designed by Davis and Wilson.

#### Modernism (c. 1925-45)

Modernism comes to the United States and Lincoln from the mid-1920's to the early 1940's and is found mostly in apartments and commercial structures scattered throughout the city. As a break from the traditional revivals it reduced ornamentation to an abstract stylization. The herald of modernistic work is the internationally known Nebraska State Capitol (1922-32). Some good examples of the zig-zag Art Deco are in Malone with the Martin-Day Buildings, 58 2600 O Street (1936) and 2620 O Street (1937), and downtown at the Union Bus 40 Terminal and Garage, 300 South 13th Street (c. 1930).

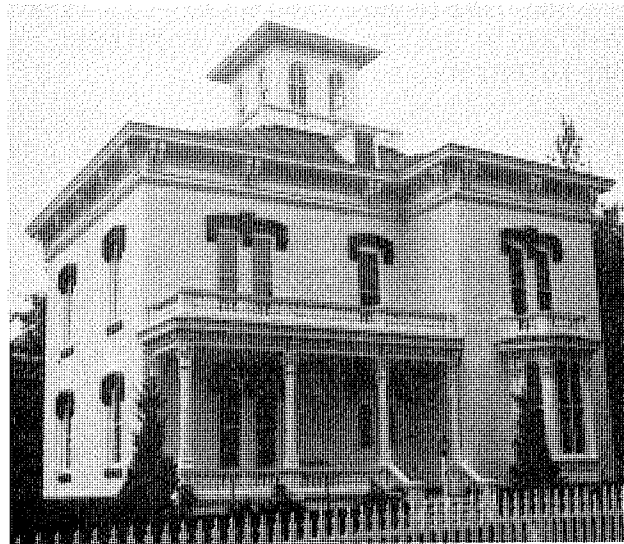
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Examples of the streamlined Art Moderne are in the apartments at 1601 South 20th Street (c. 1930) and downtown at the Smith-Dorsey Company, 233 South 10th Street (1933-39). No examples of the International Style were found in the survey.

## Architects

Many architects, builders, and craftsmen have given form to Lincoln's structures. Some of our most noted buildings have been by outstanding architects of national importance: Alfred B. Mullett and William A. Potter (Old United States Post Office, 1874-79); Bertram G. Goodhue (Nebraska State Capitol, 1922-32); H. Van Buren Magonigle (First Plymouth Congregational Church, 1929-31); and Ralph Adams Cram (First Presbyterian Church, 1926-27).

Even today major building commissions are given to architects of international reputation: Philip Johnson (Sheldon Memorial Art Gallery, 1964); and I. M. Pei (National Bank of Commerce, 1976).



41. The Thomas P. Kennard house (1869) is an Italian Villa design by Chicago architect John K. Winchell.



42. The First Church of Christ Scientist (1911) was designed by Chicago architect S. S. Beman.



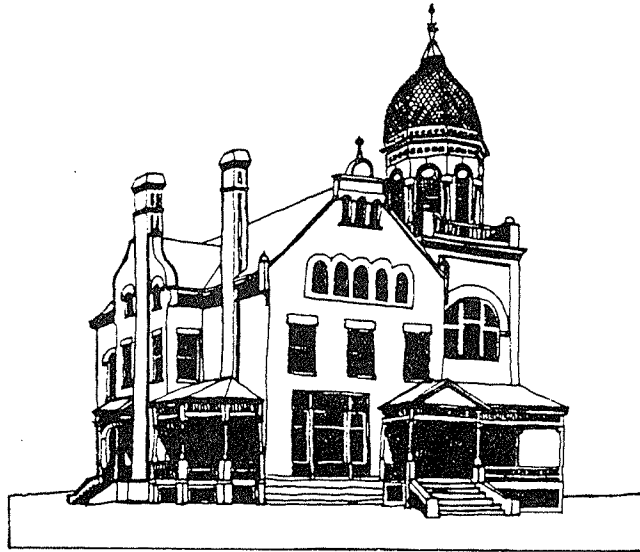
43. The old Nebraska Telephone Building (1896) is a Neo-Renaissance Revival design by Omaha architect Thomas R. Kimball.



44. The Temple Building (1905-07) is a Neo-Classic design by Omaha architect John Latenser.

36 Chicago architects have also had a role in creating some of Lincoln's major  
 41 architecture from the Kennard house, 1627 H Street (1869, John K. Winchell);  
 5 the First National Bank, 10th and O Street (1910, Highland and Green); the  
 42 First Church of Christ Scientist, 12th and L Street (1911, S. S. Beman); and  
 the old Social Sciences Building, 12th and O Street (1919, Coolidge and Hodgdon).

Another set of architects has maintained an essential practice in Omaha. Among  
 the more noted Omaha architects to design buildings for Lincoln were Fisher and  
 Lawrie (old University Library, 11th and R, 1895), Thomas R. Kimball (old  
 43 Nebraska Telephone Building, 130 South 13th Street, 1896) and John Latenser  
 44 (the Temple Building, 12th and R. Street, 1905-07). Some Omaha architects  
 maintained offices in Lincoln for a short time but when the economy slowed,  
 they returned to Omaha where there were more prosperous clients. Among this  
 group was John H. W. Hawkins in Lincoln from 1886-90 who designed the J. D.



45. The Joseph J. Imhoff house (c.1887) was a late Victorian design by Omaha architect J. H. W. Hawkins.



46. The Butler Building (1889) is a high Victorian Italianate structure designed by John J. Butler.

- 45 MacFarland house (c. 1883), the J. J. Imhoff house (c. 1887) and the Holy Trinity Episcopal Church (1888), all now demolished.

#### 1867-1880 First Generation

There are many local architects who have made a major contribution to Lincoln's architectural heritage. There following men had maintained a substantial tenure of practice in Lincoln more than fifty years ago. The first group to arrive included John J. Butler (1869), Artemus Roberts (1870) and James Tyler (1874).

John J. Butler (1839-1904), architect, builder and real estate agent, was a

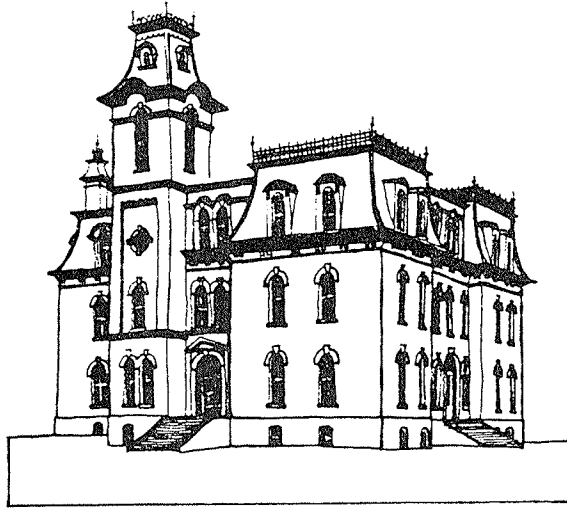
native of Newfoundland. His early experience in building and construction was earned from 1859-69 in Toronto, New York, Tennessee and Cincinnati. He came to Lincoln in 1869 and was active in building operations and real estate, practicing as an architect until 1885 and thereafter as real estate agent. He designed many residences and business blocks of mostly Italianate style. His most significant remaining work is the Butler Building, 1845 O Street (1889), which was a speculative venture anticipating growth around 20th and O Street with the coming of the Rock Island Railroad in 1892.<sup>3</sup>

46  
47 Artemus Roberts (1841-?), was a native of Indiana. He graduated from Michigan University in 1867 where he studied architecture and engineering and then practiced architecture in Richmond, Indiana before coming to Lincoln in 1870. For a brief period around 1872 he had a partnership of Roberts and Ballange. Prominent early work (now demolished) included the High School (1873) in a Second Empire style, the Capitol Block (1875), his own residence (1881) in the Italianate style, and many churches, schools and commercial work. He also served two terms as city engineer in 1874-75. His most significant extant work is Fairview, the home of William Jennings Bryan (1902). He entered an occasional partnership with Alfred W. Woods from 1890 to 1903. In 1910 he retired to Florida where he continued to practice architecture as late as 1935.<sup>4</sup>

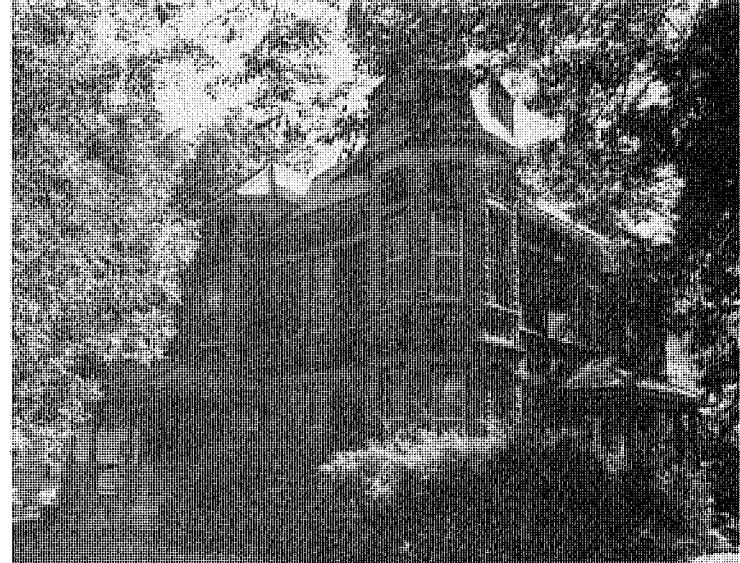
38 James Tyler (1843-1919), architect and superintendent, was a native of Gloucestershire, England, where he became a stonecutter and carver by trade. He came to the United States in 1868, working in construction at St. Louis on the Four Courts and Chicago on St. James Church. He established his first office in Omaha in 1870 and came to Lincoln in 1874 as superintendent of construction on the old United States Post Office. In 1879, he was appointed superintendent of construction of the State Insane Asylum. For a brief time he had a partnership with G.A.C. Smith (1880-82) an architect from Washington, D.C. He designed many notable

3. Pen and Sunlight Sketches, (Chicago: Phoenix Publishing Company, 1893), p. 127.

4. A. T. Andreas, History of Nebraska (n.p., 1882), p. 1078; also Lincoln Evening Journal (3 October 1935), p. 2.



47. The old Lincoln High School (1873) was a French Second Empire design by Roberts and Ballange.



48. The William H. Tyler house (1890) is a late Victorian Romanesque design by James Tyler, Sr.

business blocks in the Italianate style (now demolished) including the Funke Building (1875-76), the First National Bank (1879), and the Fitzgerald Block (1882-83). He also designed the Richards Block (1885) and the Burr Block (c. 1886) which have subsequently been greatly remodeled. His most noted extant work is the William H. Tyler house, 808 D Street (1890). Also standing is the old St. Elizabeth Hospital, 11th and South Street (c. 1900). He entered partnership with his son, James Tyler, Jr., from 1894 to 1907. This practice continued under the name of Tyler and Brandt from 1908, Tyler, Brandt, and Tyler from 1917, and J. Tyler from 1926 until 1956.<sup>5</sup>

5. Pen and Sunlight Sketches, p. 108; also A. T. Andreas History of Nebraska (n.p., 1882), p. 1071.





49. The Frank Sheldon house (c. 1887) was a Queen Anne design by William S. Gray.



50. The Grace Methodist Church (1911) was a unique Eclectic Revival design by Ferd C. Fiske.

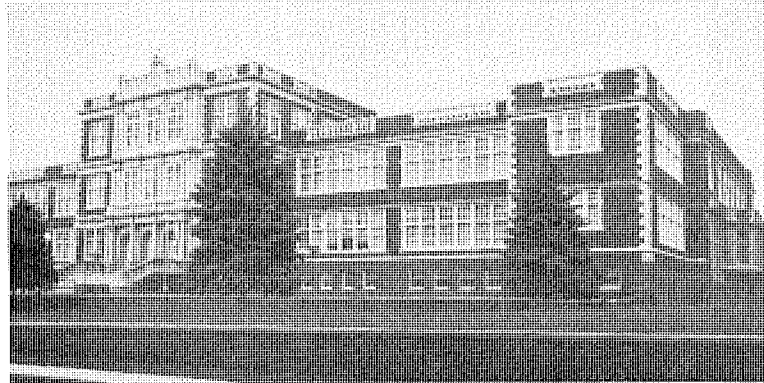
#### 1880-1900 Second Generation

40

The second generation of Lincoln architects began to practice in the boom period of the mid-1880's to the early 1890's. They included William Gray (1885), Ferdinand C. Fiske (1887), Alfred W. Woods (1890), George W. Shaffer (1893), and Marcus Leach (1893).

49 William S. Gray (1851-1927), architect, builder, and inventor, was a native of Illinois. He came to Lincoln in 1885 and practiced architecture in the partnership of Gray and Placey (1886) and as an architect and builder until 1898 when he invented the Wonder Grain Grader. His most noted designs were the Frank Sheldon house, 14th and R (c. 1887), Ellen Smith Hall on the University of Nebraska campus (c. 1888), both now demolished.<sup>6</sup>

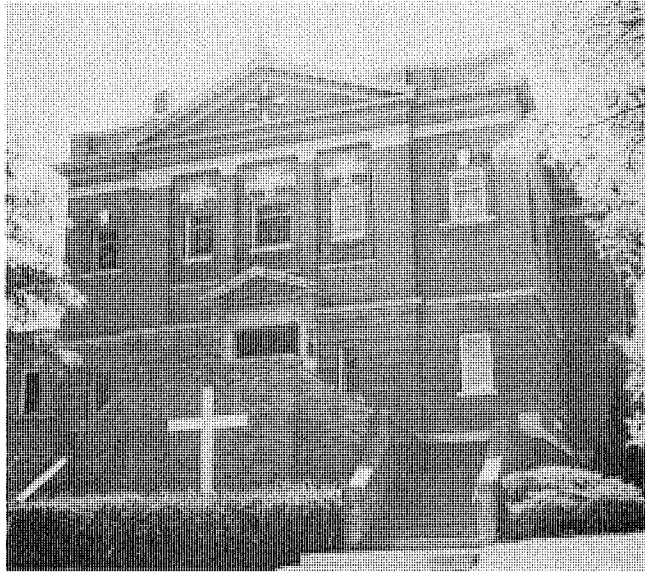
6. Lincoln Star (20 January 1927), Obituary.



51. The Prescott Grade School (1922) is an Elizabethan Revival design by Fiske and Meginnis.

Ferdinand C. Fiske (1856-1930), was born in New York and raised in Iowa. He practiced architecture from 1883 in Minneapolis in the partnership of Goodman and Fiske before coming to Lincoln in 1887. He designed several office buildings, apartments and churches including the now destroyed Grace Methodist Church, 27th and R (1911) and the Barr Apartments, 631-435 11th Street (1889-91). Many homes designed by Fiske remain standing in the Near South: H. E. Sidles house, 2110 A Street (1913); L. Southwick house, 1601 A Street (1915); the F. C. Fiske house, 1600 South 21st Street (1909); and the C. L. Meshier house, 2115 Garfield (1911). His designs are usually a very personal eclectic combination of forms and details. He entered a brief partnerships with G. W. Peters in 1889; as Fiske and Dieman (1902-10) he maintained offices in both Lincoln and Cedar Rapids, Iowa; with H. W. Meginnis (1917-24), and Meginnis and Schaumberg (1925), providing invaluable training for many architects. He returned to an individual practice until 1930. The firm of Fiske and Meginnis designed two notable schools: the Neo-Classic Revival style Whittier Junior High School, 2240 Vine (1923), and the Elizabethan style Prescott School, 2024 South 20th Street (1922).<sup>7</sup>

7. Pen and Sunlight Sketches, p. 95.



52. The Second Presbyterian Church (1902) is a Neo-Classical Revival design of Alf W. Woods.

- 42 52 Alfred W. Woods (1857-1942), architect, editor and author, was a native of Illinois and was educated there at a business college in 1878-79. He practiced architecture in Quincey, Illinois, from 1879-81. In 1884-85 he was penmanship teacher at Lincoln Business College before establishing his practice in 1885. He was a specialist in church architecture having designed over 100 churches. One example is the Neo-Classical Revival Second Presbyterian Church, 26th & P (c. 1902-04). He invented the standard foot decimal scale in 1921, was associate editor of the American Carpenter and Builder (1905-20) and Cement World (1906-16), and authored Square Root Delineator (1894) and Key to Steel Square (1902). He was a partner of A. Roberts (1890-1903) and J. G. Cordner (1907-12). He again returned to an individual practice before retiring in 1933.<sup>8</sup>

8. John Faris, ed. Who's Who in Nebraska (Lincoln: Nebraska Press Association, 1940), p. 757.



53. The Home for the Friendless was a high Victorian design by George W. Shaffer.



54. The William D. FitzGerald house (1903) is a Neo-Classical Revival design by Leach and Plym.

George W. Shaffer (1840-1917), was a native of Philadelphia where he practiced architecture for twenty years before going to Abilene, Kansas, about 1887. He designed numerous schools, city halls, and courthouses in Kansas and Nebraska. He removed to Lincoln by 1890 and remained in practice until 1906. His most noted work in Lincoln was the Home for the Friendless.<sup>9</sup>

Marcus Leach, practiced in Wymore in the 1880's and in Lincoln from 1893 to 1911. He was in partnership as Leach and Plym from 1901 to 1903 and designed the William D. FitzGerald house, 1106 South 20th Street (1903).<sup>10</sup>

9. Pen and Sunlight Sketches, p. 123.

10. City Directory (1893-1911); also Thomas Laging, ed., The Nebraska Capitol Environs Plan (Lincoln, College of Architecture, 1975), p. 145.



55. The Rudge and Guenzel building (1917) is a Chicago School commercial style structure designed by Berlinghof and Davis.

#### 1900-1920 Third Generation

The third generation of Lincoln architects began their practice during the economic recovery of the early 20th century. They included George A. Berlinghof (1905), Ellery L. Davis (1910), C. H. Larsen (1913), and Jesse B. Miller (1914).

44

George A. Berlinghof (c. 1862-1944). was a native of Frankfort-on-Main, Germany. He graduated from the Polytechnic School, Darnstadt, in 1879 and was trained as a mason as part of his architectural apprenticeship. He came to Omaha in 1881 and for nine years worked for the firm of Mendelsohn, Fisher and Lawrie before moving to Beatrice in 1889. He designed numerous county courthouses, libraries and college buildings in Nebraska. He came to Lincoln in 1905, was chosen state architect two years later and worked on numerous public buildings. He had a partnership with E. L. Davis from 1910 to 1919. Some of their major projects included the



56. The Stuart Office Building and Theater (1929) is a Neo-Gothic Revival design by Davis and Wilson.

55 Miller and Paine Store (1913-16), Lincoln High School (1915), the Scottish Rite Temple (1915), and the Rudge and Guenzel Building (1917). He returned to an individual practice until 1930.<sup>11</sup>

Ellery L. Davis (1887-1956), was a native of Florida before coming to Lincoln with his family in 1893. He was graduated from the University of Nebraska (1907), and received a Bachelor of Architecture degree from Columbia University (1909). After returning to Lincoln, he entered a partnership with G. A. Berlinghof. He designed McGee's (1918) as an individual practice before entering into partnership with W. F. Wilson

45

11. J. S. Morton and A. Watkins, eds. The Illustrated History of Nebraska, (Lincoln; J. North and Company, 1906), p. 936.



57. The old Lincoln Star building (1923) is a Neo-Classical Revival design by C.H. Larson.

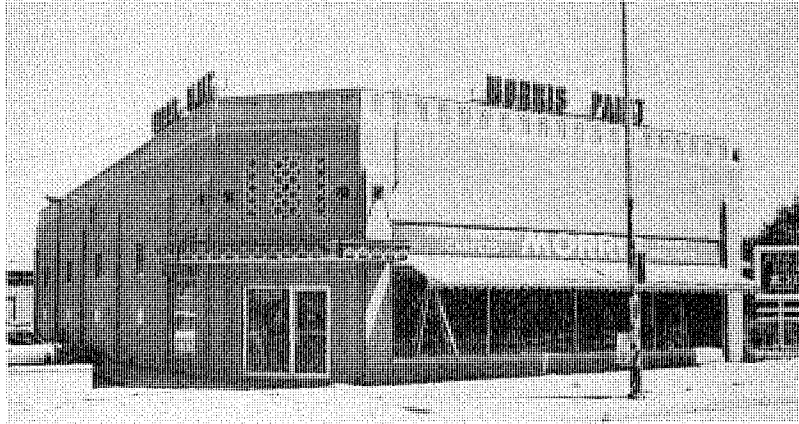
in 1921. The firm of Davis and Wilson was one of the most prolific  
 35 in Lincoln in the first half of the 20th century. Some representative  
 56 buildings are: Memorial Stadium (1921), the Burlington Depot (1927);  
 40 (1929); Union Bus Terminal and Garage (c. 1930); Grainger Brothers  
 Wholesale Building (1936); and Ager Memorial Zoo (1937). Their archi-  
 tecture is stylistically diverse and their strength is utilitarian  
 functionalism.<sup>12</sup>

46 57 Clarence H. Larsen, practiced in Lincoln as C. H. Larsen Co. from 1913  
 to 1924. The glazed terra cotta, Neo-Classical Revival style of the old  
 Lincoln Star, (1923) is a fine example of his work during this period.<sup>13</sup>

Jesse B. Miller (1880-1968), a native of Wahoo, Nebraska was educated at  
 the Nebraska Wesleyan University, the University of Nebraska and the

12. Sara Baldwin, ed., Who's Who in Lincoln (Lincoln: Baldwin, 1928), p. 68.

13. City Directory (1913-1924): also Lincoln, Nebraska's Capitol City (1867-1923),  
 p. 170.



58. The Safeway Grocery store (1937) is an Art Deco design by Jesse Boaz Miller.

University of Illinois, graduating in 1907. He received his early experience in the office of F. C. Fiske before becoming a junior partner in Fiske and Miller (1913-15). He then practiced independently until 1924 when he formed a partnership with F. Craig, but again returned to an independent practice in 1935. He designed numerous residential and commercial structures in a variety of styles. He designed the Neo-Romanesque Revival Safeway Grocery Store at 1320 Q Street (1937). Two of his commercial structures are outstanding Art Deco designs: the Skelly Filling Station, 2600 O Street (1936); and the Safeway Grocery Store, 2620 O Street (1937).<sup>14</sup>

14. Baldwin, p. 157.





# **3. NEIGHBORHOODS**

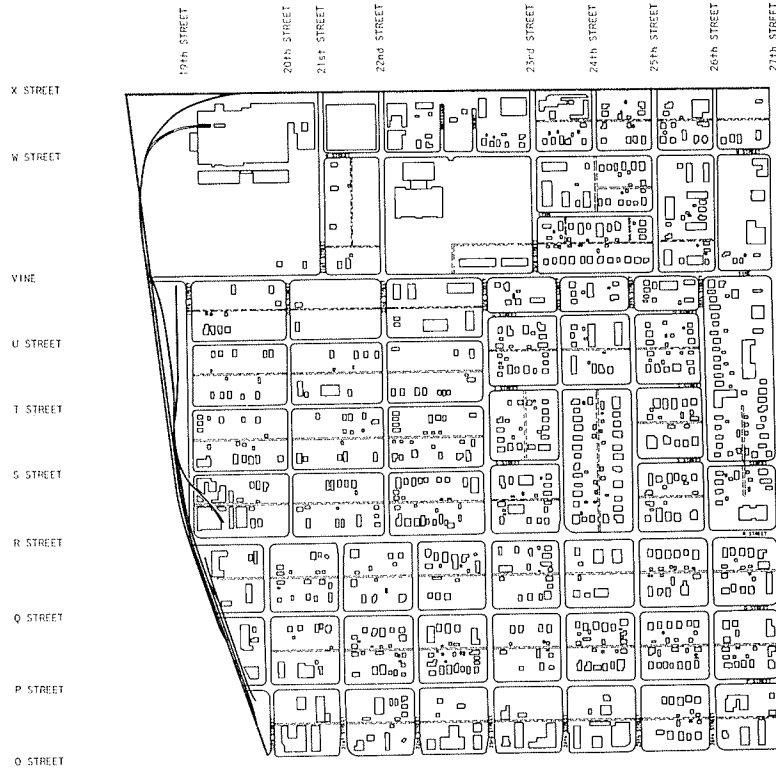
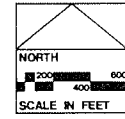
# Malone Neighborhood

## Historical Background and Development

The Malone neighborhood was one of the earliest fully developed areas outside of Lincoln's original plat. It began with the 1870 plat of Kinney's East O Street Addition (17th to 20th; O to R). Lots sold well for both residences and businesses, setting the path for Lincoln's future expansion. The addition showed steady development and by 1888 lots which originally sold for \$100-\$300 were selling for as much as \$1,000. The area between 21st and 27th north of R Street (Hawley's Addition) was platted in 1884 and developed in the late 1880's and the 1890's. One incentive was the construction of the Lincoln Street Railways along O and R Streets to 27th and Vine which made this suburban area readily accessible. The location of Nebraska Wesleyan University in University Place (1887) and the Burlington shops in Havelock (1890) tended to draw Lincoln's growth to the east and north. In 1888 the Standard Street Railway built a line from 27th Street to University Place.

In Lincoln's first zoning code of 1926 the Malone area was zoned for multiple dwelling units. The peripheral area around O and 27th Streets was zoned local business while the area around the railroad tracks was zoned as wholesale. Today there is little change from earlier patterns: light industrial following the railroad tracks; commercial along O and 27th Street; and multiple family D over the remaining area. The major change is found in the areas of commercial development south of R Street which have largely destroyed the original residential nature of Kinney's East O Street Addition.

Between the World Wars, the Malone area experienced significant changes in its economic, social, and racial makeup. As a result of these changes in the neighborhood the larger residences of the more wealthy became poor investments as single family housing. Many homes were sub-divided into apartments or rooming houses and the owners became absentee landlords. By the 1950's,



# MALONE NEIGHBORHOOD HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

Prepared by the College of Architecture, University of Nebraska—Lincoln for the City of Lincoln Urban Development and the Nebraska State Historical Society. Funded in part under Title I of Housing and Community Development Act of 1974 and the National Historic Preservation Act through the National Park Service, Department of the Interior, administered by the Nebraska State Historical Society.

the multiple occupancy of buildings which were originally built as single family dwellings had reached 50%, double the recommended standard for population density in the neighborhood. This overcrowding of the neighborhood coupled with the transitory nature of renters hastened the physical and social decline of Malone.

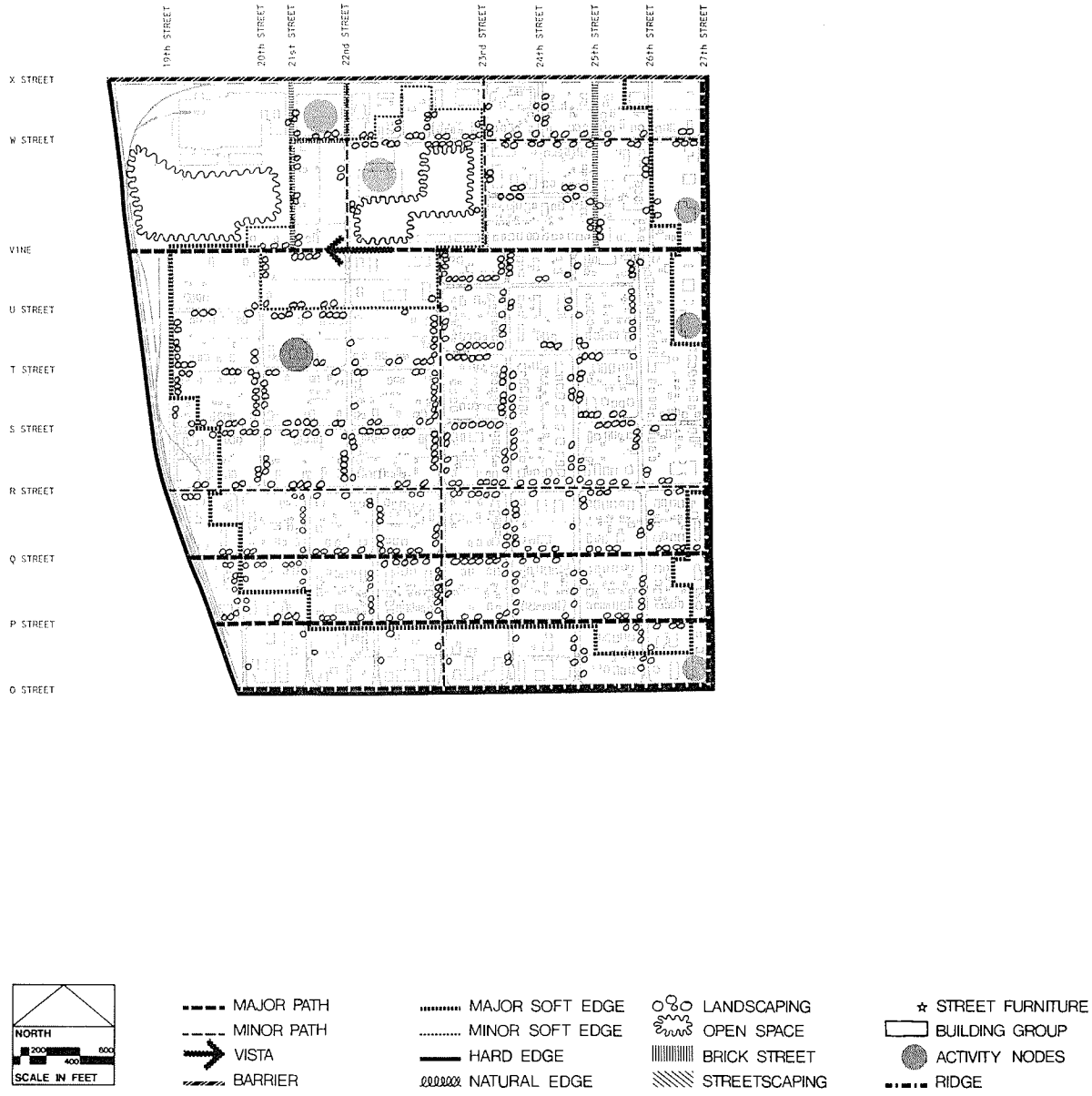
#### Ethnic, Social, and Economic Makeup

Malone has almost always been an area in transition, experiencing a long series of changes in its economic, social and ethnic composition.

The original residents of Malone were middle income white collar workers, professionals and businessmen. The street railways had helped to develop the area as a white collar neighborhood, but as lines were extended to Havelock, blue collar workers began to locate in Malone. Lincoln Driving Park Company's first subdivision (20th to 23rd; R to Vine) platted narrow 25 feet wide lots in 1887 in anticipation of this trend. Later, low income families living on the fringe of the downtown area were displaced into the neighborhood by the physical expansion of the central business. The changing population created an unstable economic situation, with young professionals less willing to invest in costly residences in the area.

52 66 By the turn of the century the neighborhood was socially heterogeneous, with university professors, railroad mechanics, company vice presidents, and janitors living near each other. The area surrounding Grace Methodist Episcopal Church (27th and R) and Vine Congregational Church (25th and S) was still occupied by well-to-do professionals and businessmen. Gradually, however, the presence of white collar workers in the neighborhood diminished, due in part to the rising prestige of the residential areas opening in the southeast part of the city after World War I.

The racial composition of Malone slowly began to change about 1910. By the late 1920's there were no more than 35 black families in the neighborhood. In the 1930's a major shift occurred when an area near the University of Nebraska was cleared for campus expansion and a largely negro population



# MALONE

## VISUAL IMAGE

### HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

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was displaced into Malone.<sup>15</sup> Because racial change is more visible than social and economic change, the problems of Malone were intensified. During this same period Vine Congregational Church considered selling their building to blacks "due to the nearness of an encroaching Negro district a short distance away."<sup>16</sup>

50 Grace Methodist Episcopal Church had been organized in 1885 by wealthy members of St. Paul Methodist Episcopal Church who had built their homes in the Malone neighborhood. By 1940 the economic status of the membership was far below the average of Lincoln. There remained only a small group of wealthy members. This change was due to either the death of older members or the relocation of prosperous families to more fashionable residential areas.

Today, Malone is striving to preserve its racially heterogeneous residential character against great economic pressure. Low cost single family housing near the University of Nebraska campus has been demolished and apartments for students and young workers have been erected in their place. Between O and R Streets, residential areas have been converted to commercial uses. This residential decline was also hastened by the creation of one-way streets on P and Q, and will continue with the proposed Northeast radial corridor around 20th Street. Today, Malone remains an area in transition.

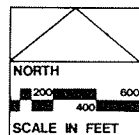
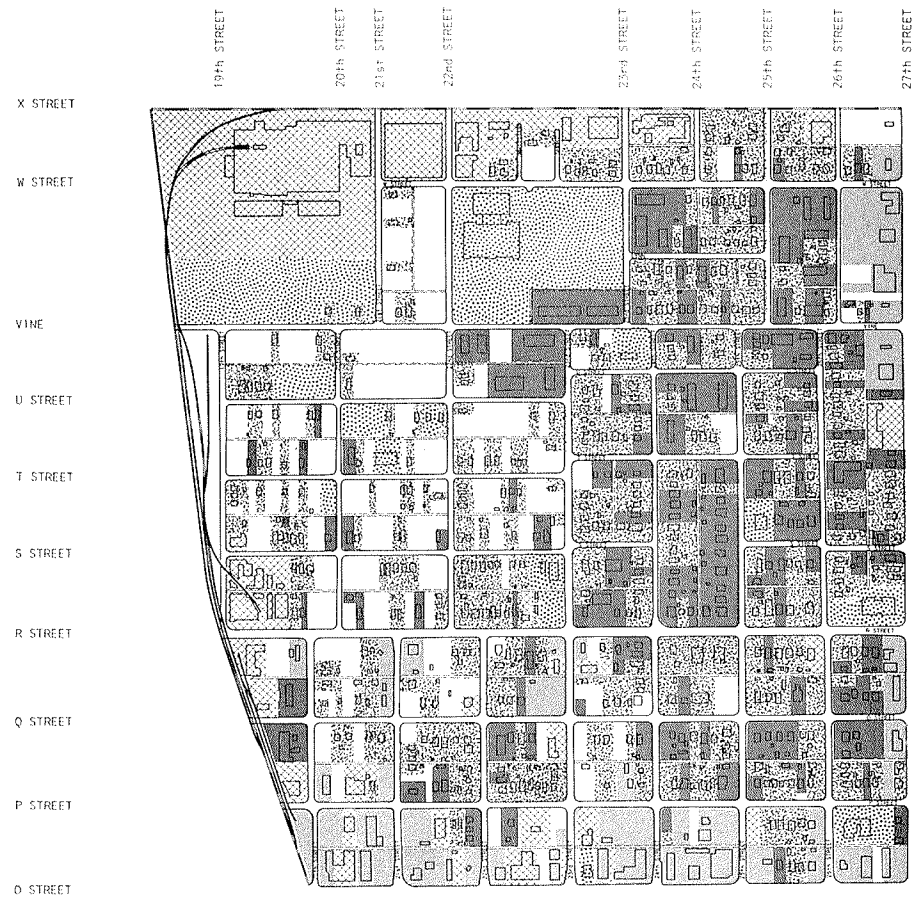
#### Homes and Families

54 The family of Ambrose Eddy was one of the early residents of the Hawley Addition in the late 1880's. Eddy, a real estate agent, bought a large piece of land from 24th to 25th, between R and T, and sub-divided the area.

59 By 1891, he had built a handsome brick home at 435 R Street. The Eddy's were typical of the families who would later follow them into the neigh-

15. Malone Area Study Committee, Knowing Our Neighborhood, (Lincoln: n.p., 1959) p. 14.

16. W. H. Harlan, An Ecological Study of Four Lincoln Churches (Lincoln: M.A. Thesis, 1940), p. 174



# MALONE

## LAND USE





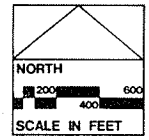
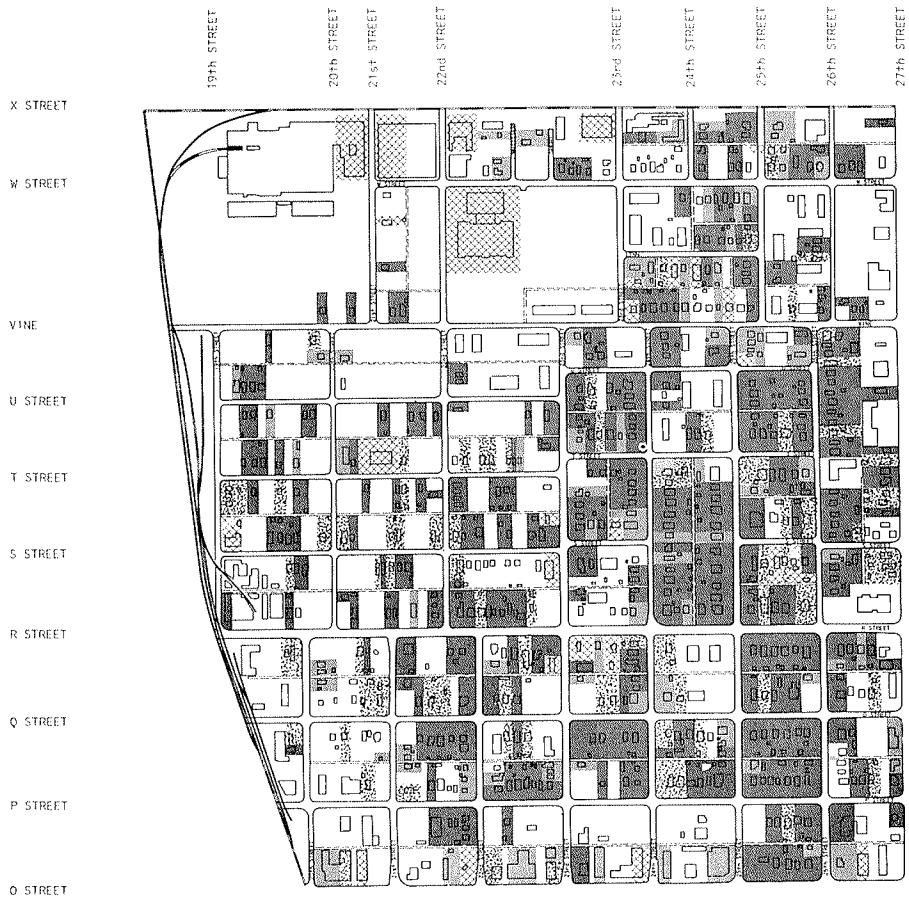
59. The William G. Langworthy Taylor house (c.1891) is a fine Queen Anne residence with an Eastlake porch.



60. The Royer-Williams house (c.1885) is a modest Queen Anne residence.

borhood. They were founding members of the Grace Methodist Church, and two of their sons were students at the State University, studying medicine and law.

When William FitzGerald brought his young family to live at 2430 R Street in 1895, they found a pleasant neighborhood of young, prosperous families. After working for Lord and Taylor in New York City, FitzGerald came to Lincoln in 1890 to open his own dry goods store at 10th and O Street. Another successful businessman, James Stuart, brought his family to Lincoln in 1894 when he became an officer at the First National Bank. The FitzGerald's soon became close friends with Daniel and Mary Butler (formerly Mary Pershing). The Butler's lived just east of 27th at 2931 Q Street, and published the Nebraska Legal News.



# MALONE

## PERIOD OF CONSTRUCTION



61. The Cyrus Carter house (c.1896) is a late Victorian structure with an Eastlake porch.



62. The Louis F. Ziegler house (c1885) is a late Victorian design with a later Neo-Classic porch.

58  
60 By the turn of the century Thomas Williams, a prominent Lincoln attorney, had purchased the Royer home, a fine Queen Anne house built in 1885 on the corner of 26th and R. The Eddy home was purchased by an eminent member of the academic community, William George Langworthy Taylor. Taylor, a professor of Law and Economics, had been educated at Harvard. After eight years of study in Paris and Leipzig, he came to Lincoln to teach at the State University. Also, Dr. James F. Stevens, a prominent professor and Dean of Nebraska College of Medicine, made his home at 821 N. 26th Street.

As early as 1905, the increasingly successful young businessmen began to move their families into the larger and more fashionable homes in the Near South. Although the Malone area maintained its pleasant residential character for many years, some of the larger homes were converted to boarding houses to accommodate the growing student population. Charles Lindbergh roomed at one of these houses at 2618 P Street while he attended the Lincoln Airplane and Flying School in 1922.



63. The Edward P. LeFevre house (c.1890) is a late Victorian structure exhibiting Stick Style detailing.

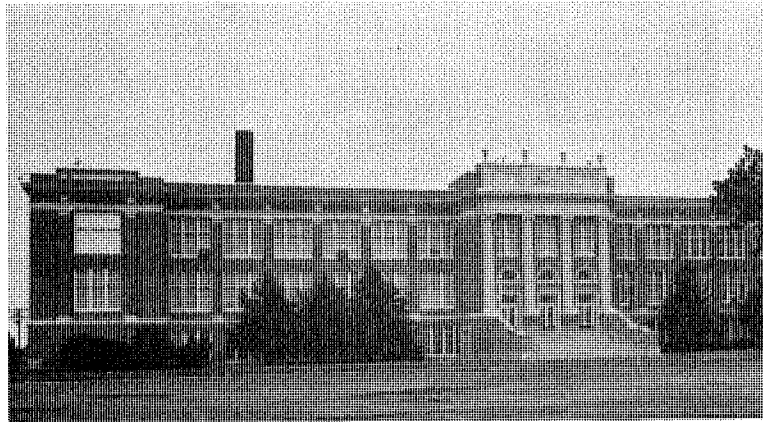


64. The Don Critchfield house (c.1912) is a Neo-Classic Revival design.

#### Architectural Character

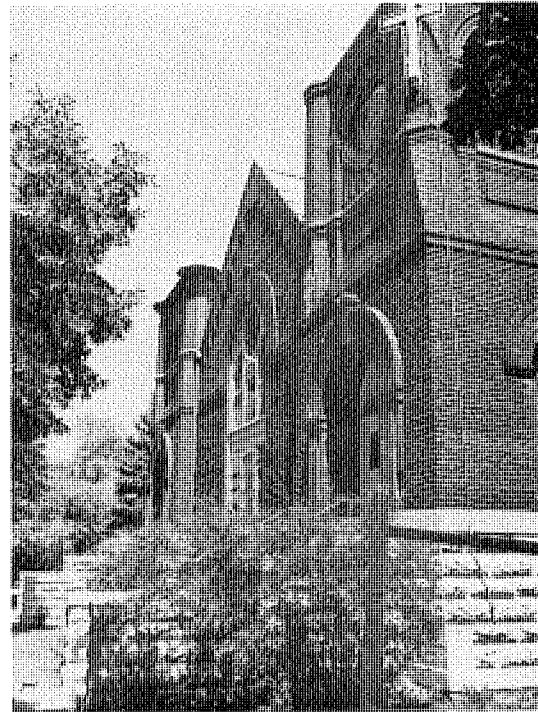
Malone is an area of great architectural variety with some fine examples of high styles from the late 1880's to 1910's. There are also many modest vernacular structures with a wide range in style and character. The oldest vernacular and stylistic structures to the south are now interspersed with commercial buildings and vacant lots, and are in relatively poor condition.

To the west, the most modest structures are now surrounded by vacant lots and new apartment buildings. The most interesting late Victorian Styles are found in the eastern end of the neighborhood. Two outstanding examples are the Queen Anne W. G. Langworthy Taylor house, 435 North 25th Street (c. 1891) and the Romanesque Revival Vine Congregational, 500 North 25th Street (c. 1907).

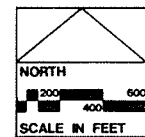


65. The Whittier Junior High School (1923) is a Neo-Classic Revival design by Fiske and Meginnis.

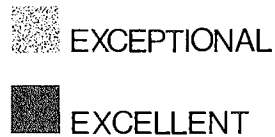
66. The Vine Congregational Church (c.1907) is a Romanesque Revival design.



60 65 There are several other excellent examples of architecture in Malone. A  
 58 fine example of Neo-Classic Revival and one of the earliest Junior High  
 Schools in American, Whittier Junior High School, 2200 Vine Street (1922) by  
 Fiske and Meginnis Architects. Two Art Deco commercial buildings are the  
 cleaners, 2600 O (1936), and the Morris Paint Store, 2620 O (1937), both  
 designed by Jesse B. Miller. Cushman Motor Works, 920 North 21st Street  
 (1910, 1913) is a fine representative example of industrial architecture.



# RATING SCALE



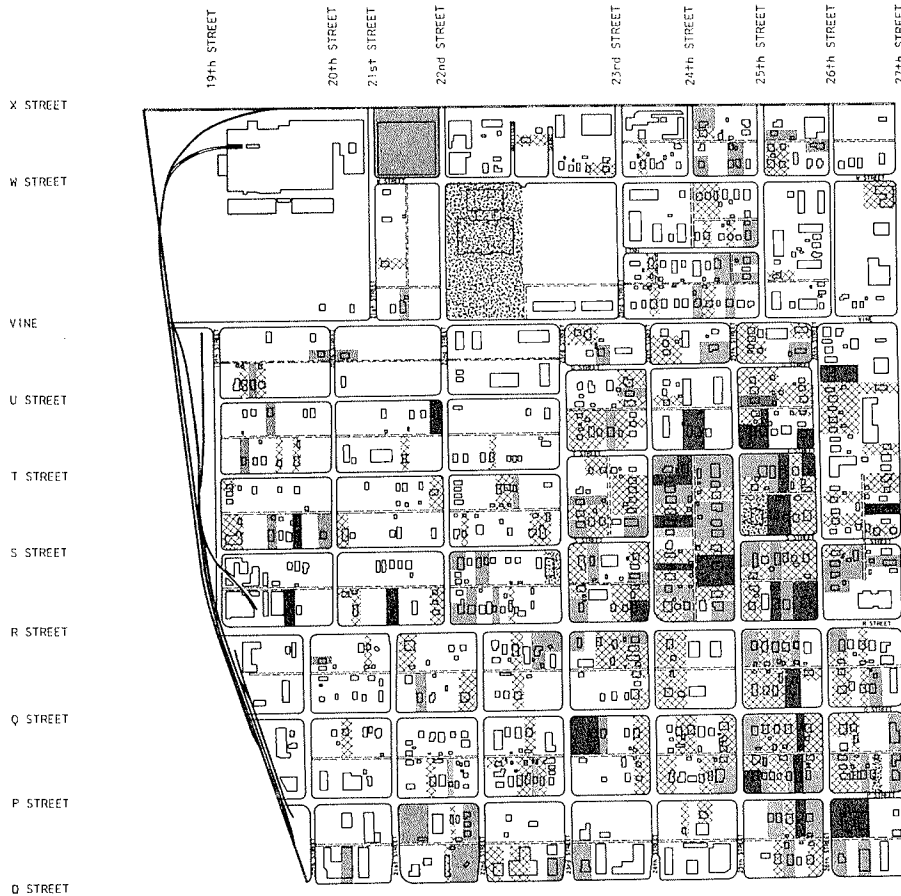
POINTS  
70 PLUS

60 - 69



POINTS  
50 - 59

40 - 49



# MALONE HISTORICAL & ARCHITECTURAL SIGNIFICANCE

# Near South Neighborhood

## Historical Background and Development

The construction of the Kennard house and Gillespie house southeast of the State Capitol in 1869 set a standard for the development of fine homes in that direction.

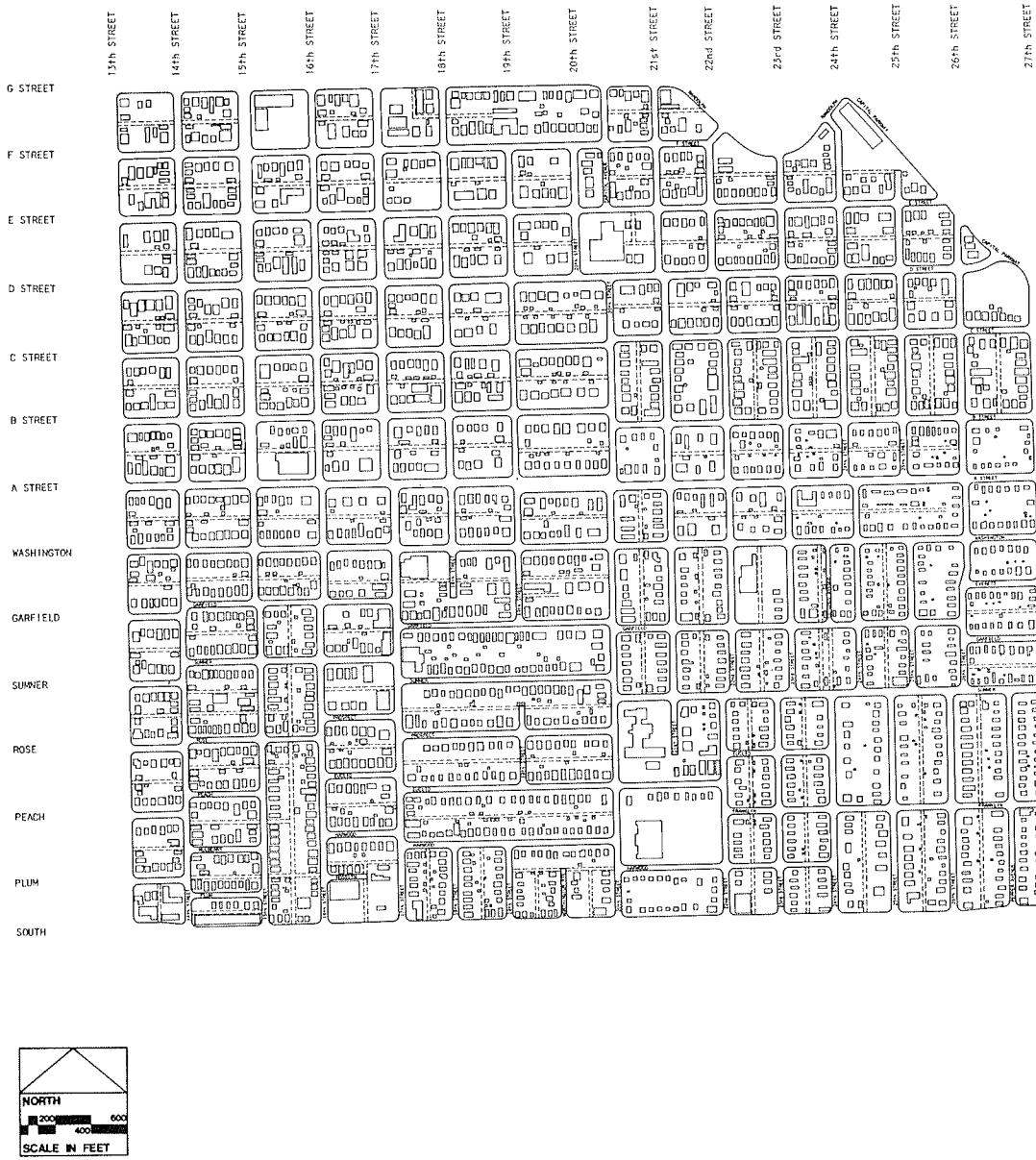
The Capitol Addition (17th to 20th; A to F) was platted in 1870 with lots selling between \$250 and \$300. Because this addition was near the Capitol building but away from the commercial center, it was especially attractive and soon became an exclusive area. By 1886 the A Street railway line had been extended south on 16th to E Street, across to 17th and to A, making the outlying property south of A Street more accessible.<sup>17</sup> In 1905, the Fitzgerald estate on the southeast edge of the Capitol Addition was sub-divided as the Mount Emerald Addition (A to D; 19th to 20th).

The development of Lincoln's finest residences in the Near South Neighborhood followed a high ridge of ground from the State Capitol southeast to the First Plymouth Congregational Church and on to Sheridan Boulevard. The traditional gridiron and the piece-meal platting of the neighborhood ignored both this natural feature and this social phenomenon.

62

As Lincoln grew and the central business district expanded, the neighborhood changed. Apartment houses developed near the Capitol and the downtown area in the early 1900's. This new construction was largely compatible with the old and formed a unique mixture of late 19th and early 20th century buildings. Since 1945, the scale, form and texture of new apartments have tended to be incompatible with the older residences. The automobile, parked in lots or on the streets, began to gain ascendance as the immediate visual sign of change in the neighbor-

17. C. M. Ronin, A History of Real Estate Promotion in the Development of Lincoln 1864-1888 (Lincoln: M. A. Thesis, 1937), p. 109.



# NEAR SOUTH NEIGHBORHOOD

## HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

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hood. By the 1950's, the shift from prime residential to multi-family housing was becoming very obvious.

Lincoln's first zoning code of 1926 allowed apartments in the area south and west of the Capitol building but the rest of the Near South neighborhood was designated either multiple-family or single family. Over the years, zoning has changed with multiple-family dwellings encroaching into single family areas. Today, only the southeast quadrant east of 20th Street and south of A Street remains zoned single-family residences. The rest of the Near South area has been changed to various degrees of multiple-family zoning. These zoning changes have put drastic economic pressures on what was once essentially a prime residential community. Yet this residential character on the whole is still very strong.

#### Ethnic, Social, and Economic Makeup

Early residents of the Near South neighborhood ranged from the most prominent citizens to white collar employees. Professionals and businessmen such as bankers, doctors, railroad vice presidents, corporate directors, general store managers, and other capitalists settled in an area north of A Street and west of 21st Street. To the south and east resided the professionals and white collar employees such as grocers, traveling sales agents, clerks, teachers cashiers.

64 This pattern generally persisted until the 1950's when Lincoln saw rapid growth to the east and south. It was also weakened by the conversion of the larger residences into apartments and the replacement of houses by new apartment buildings in the northwest quadrant. These new residents were largely students, young working families and the elderly--people traditionally in a lower economic range.

#### Homes and Families

The Near South gained its reputation as a fashionable residential area in the 1880's as wealthy speculators and railroad contractors built impressive homes



# NEAR SOUTH

## VISUAL IMAGE

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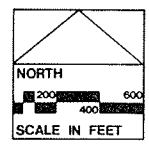
67. The William T. Barstow house (c.1901) is a Neo-Classical Revival design.



68. The Harry A. Reese house (1907) is a Tudor Revival design.

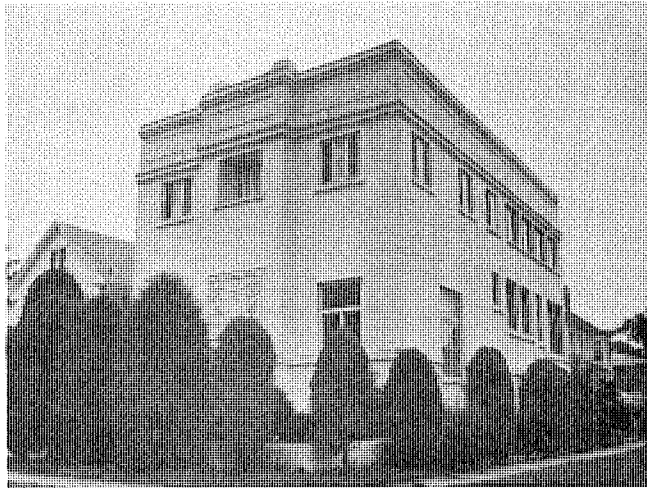
25 along the ridge south of Lincoln. R. O. Phillips built his "castle" at  
 18th and D Street from Colorado sandstone imported by rail; and John Clarke,  
 24 an investment broker, built his mansion at 19th & F Streets. One of Lincoln's  
 first millionaires, John Fitzgerald, built a High Victorian mansion on his  
 Mount Emerald estate (19th to 20th and A to D Streets). Fitzgerald, who came  
 from Ireland at the age of seventeen began his career by contracting other  
 Irish emigrants for work on the Erie Canal system. Later, as a contractor for  
 the railroads, he took advantage of real estate incentives made available by  
 the state legislature to bring the railroads to Nebraska. Many prominent  
 Lincoln residents had prospered from the half million acres offered by the  
 state. By the 1890's, John Fitzgerald had diverse holdings in Lincoln. He was  
 president of Yankee Hill Brick Works, Nebraska Stock Yards, and the Lincoln  
 Hotel Company. He was also the major stockholder in two Lincoln banks and  
 in four additional banks outstate.

Today, there is no trace of the fine Mount Emerald estate in the Near South.  
 In 1904, the mansion burned to the ground, the estate was sub-divided in 1905,  
 and Fitzgerald Avenue was renamed 20th Street. By coincidence, the John



- PUBLIC, SEMI-PUBLIC
- COMMERCIAL
- SINGLE FAMILY
- INDUSTRIAL
- MULTI-FAMILY

# NEAR SOUTH LAND USE



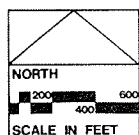
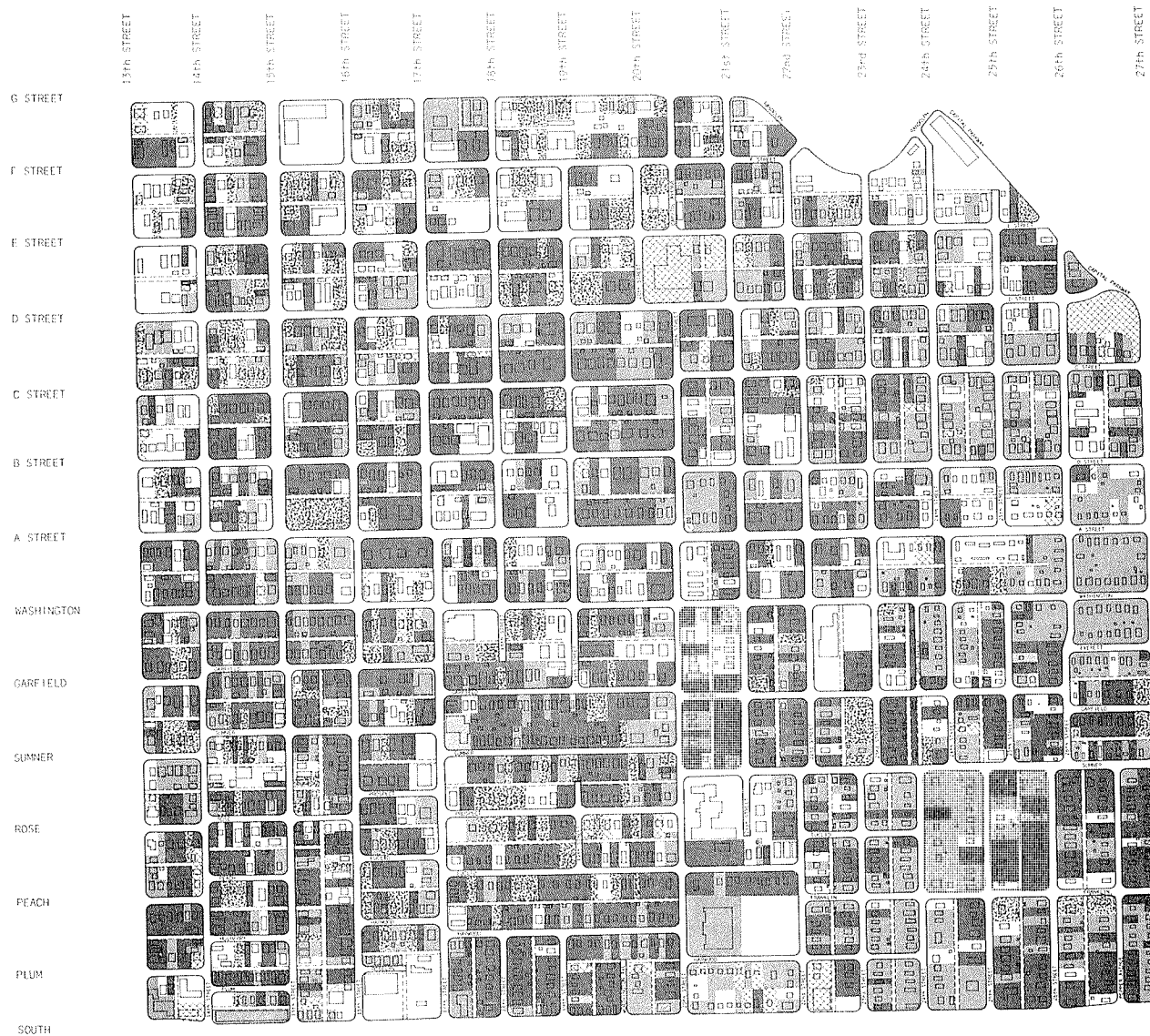
69. The James C. McAfee house (1916-17) is a Second Renaissance Revival design with International style overtones.



70. The George R. Whitney house (1916-17) is an Italian Renaissance Revival design.

54 Fitzgerald mansion burned the same day the William FitzGerald family moved to their new home across the street at 1106 South 20th Street. At the time there were few other homes in the area, much of the Mount Emerald subdivision was still an orchard, and there were cornfields between 17th and 20th Streets.

68 In the next ten years, the area developed into the most substantial neighborhood in Lincoln. After James Stuart's death, his son Charles moved the family from the Malone area to a new home at 1906 D Street. George Kimball, Director of the Music School at the University of Nebraska, built a home at 1936 D Street. Governor Charles Bryan, the brother of William Jennings Bryan, lived at 1700 B Street and General John Pershing bought the home at 1744 B Street for his widowed sister, Mrs. Butler.



1870 - 1889



1890 - 1914



1915 - 1929



1930 - 1945

# NEAR SOUTH

## PERIOD OF CONSTRUCTION



71. The Leroy W. Garoutte house (c.1893) is a late Victorian Queen Anne design.



72. The Charles L. Meshire house (1911) is an Neo-Eclectic Revival design of Ferd C. Fiske.

#### Architectural Character

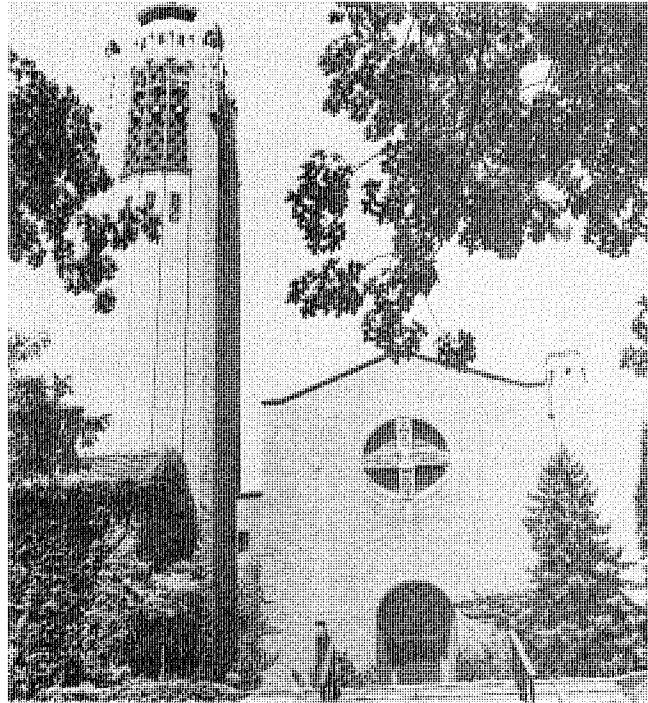
70

The architectural character of the Near South is among the most interesting in both quality and quantity in Lincoln. The most significant architecture is found in a homogeneous area roughly from 17th to 21st Street and A to F Street with the major landmark being the First Plymouth Congregational Church, 20th and D Street (1931). There are several structures in this neighborhood already listed on the National Register and others which should receive nomination. Generally these buildings are Neo-Eclectic Revival styles from the 1890's to the 1920's.

73

South of A Street and west of 20th Street there are modest late Victorian houses built as early as the last 1880's; others to the east of 20th Street are more pretentious Neo-Eclectic Revival homes from the early 1900's and





73. The First Plymouth Congregational Church (1929-31) is a design by New York architect H. Van Buren Magonagle.

into the 1920's. There are several major buildings here such as Prescott  
 51 School, 130 South 20th Street (1922) by Fiske and Meginnis Architects; the  
 26 Ziemer house, 2020 Euclid (1909-11); and the B'Nai Jeshurun Synagogue, 20th  
 74 and South Street (1926).

The residences east of 21st and north of A are generally modest structures  
 built from the turn of the century through the 1920's. There are a number of  
 vernacular bungalows interspersed with a few major residences: the Cravins  
 38 house, 2517 G Street (1917); the Ray C. Pauley house, 2540 C Street (1918);  
 30 and the N. C. Rogers house, 2145 B Street (1914).

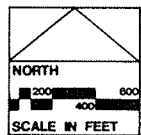
The area to the west of 17th Street contains many fine houses from the 1880's  
 to early 1900's, and apartment buildings from the early 1900's into the 1920's.





74. The B'Nai Jeshurun Synagogue (1923) is a design by Davis and Wilson.

Also several major churches from the 1880's to 1920's add to the rich diverse architectural character. Unfortunately, this area has recently seen a great intrusion of incompatible apartments and parking lots.



RATING SCALE



EXCEPTIONAL

POINTS  
70 PLUS



VERY GOOD

POINTS  
50-59



EXCELLENT

50 - 69



GOOD

40-49

# NEAR SOUTH

## HISTORICAL & ARCHITECTURAL SIGNIFICANCE

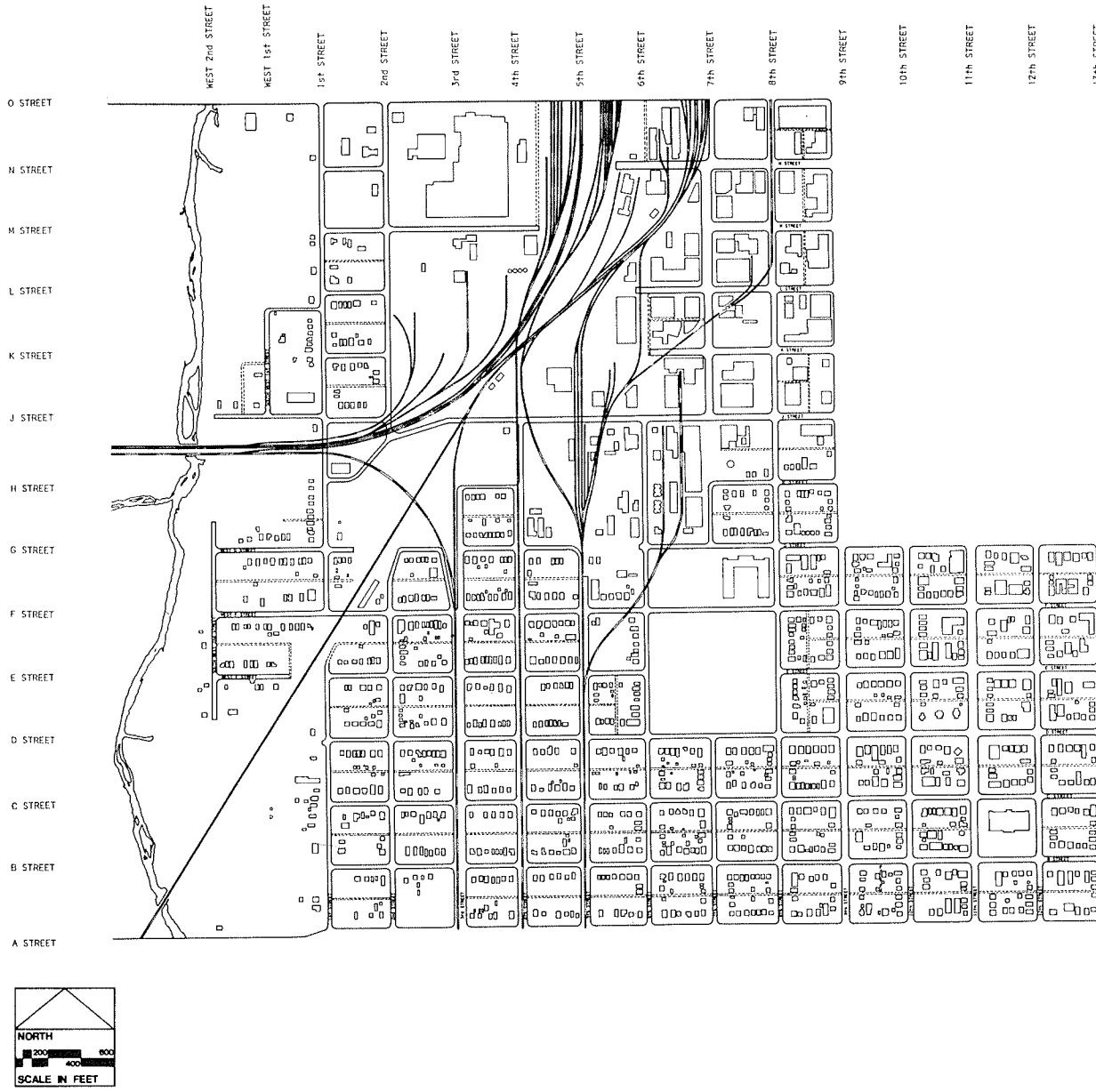
# South Salt Creek Neighborhood

## Historical Background and Development

Much of South Salt Creek lies within the original plat of Lincoln around a city park. In 1867 initial sale of lots lagged far behind those around the proposed capitol, university and business areas. A lot at 409 C Street in the Salt Creek Valley sold for \$15 while other city lots were selling in the range of \$40 to \$150. Even in 1888, when lots in other parts of Lincoln were selling for \$1,000 or more, lots in the South Salt Creek area were still priced at \$200. This was due to two factors: the area was some distance southwest of the activity centers of the city and thus not very accessible; and much of the area was low lying, alkaline, and prone to periodic flooding of Salt Creek. By 1874, there were only 14 houses from 1st to 11th Street between A and K Street. Major settlement of the area in the 1870's and 80's was concentrated on the first terrace above the Salt Creek basin east of 6th Street.

74 The original plat set aside 10 acres for the city park (6th to 8th; D to F) at a time when the urban park movement in the United States was in its infancy, and it remained on the outskirts of Lincoln's development. By 1880 its improvement had still received little attention. The only development activity up to that time was the transplanting of elms and cottonwoods from the Salt Creek banks to the park. In 1882, the city sank a well in the park which served as the only city water supply for nearly seven years. There were several improvements in the F Street park in 1905: trees, grass, and flowers were planted, walks and drives were created, and pavement finally reached the neighborhood as far as 8th and D Street.

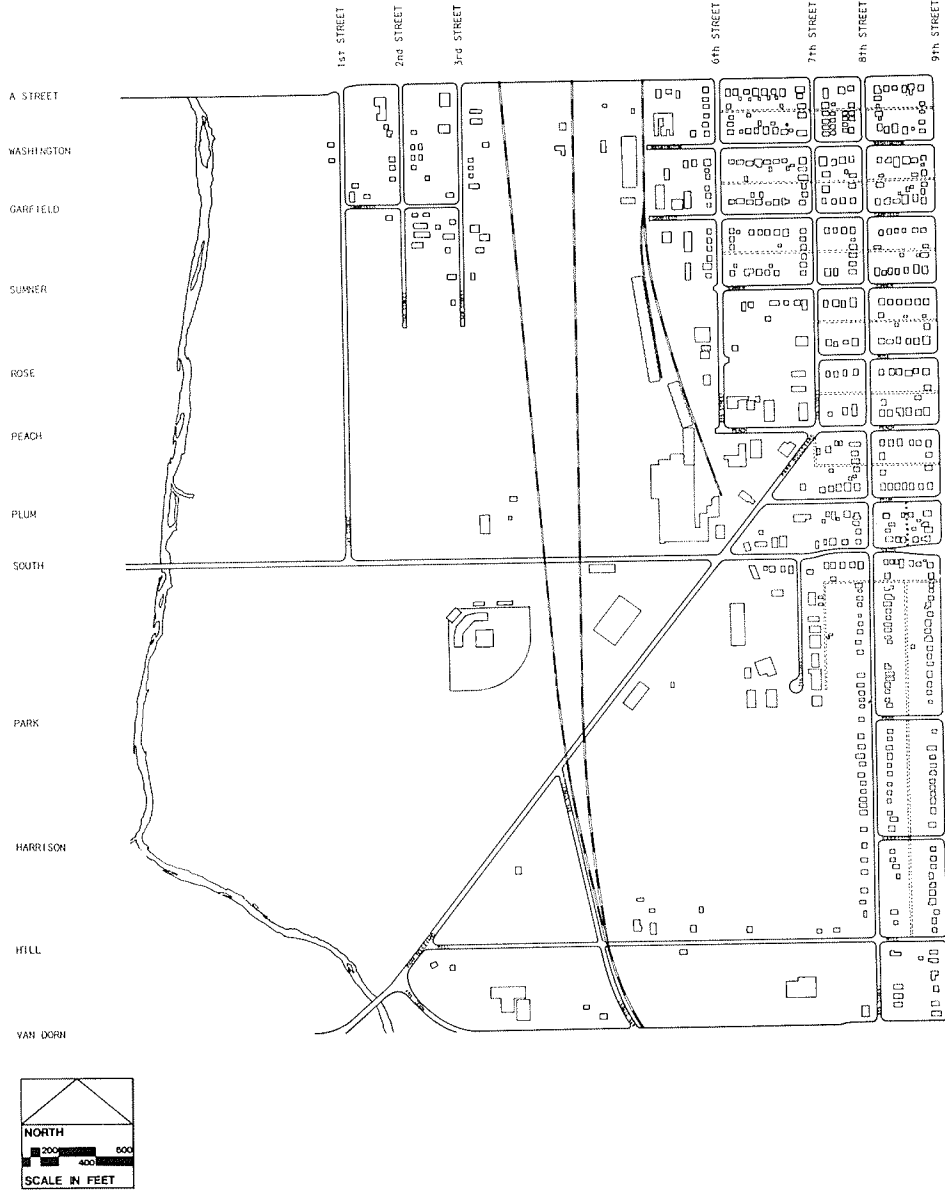
Chronic flooding regularly threatened property and lives in the neighborhood. Major floods occurred in 1868, 1869, and in 1874 there were two deaths. With the flood of 1887 there was still little settlement in the lowlands, however, two years later over 1,000 residents were displaced by this nearly annual disaster.



# SOUTH SALT CREEK - NORTH NEIGHBORHOOD

## HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

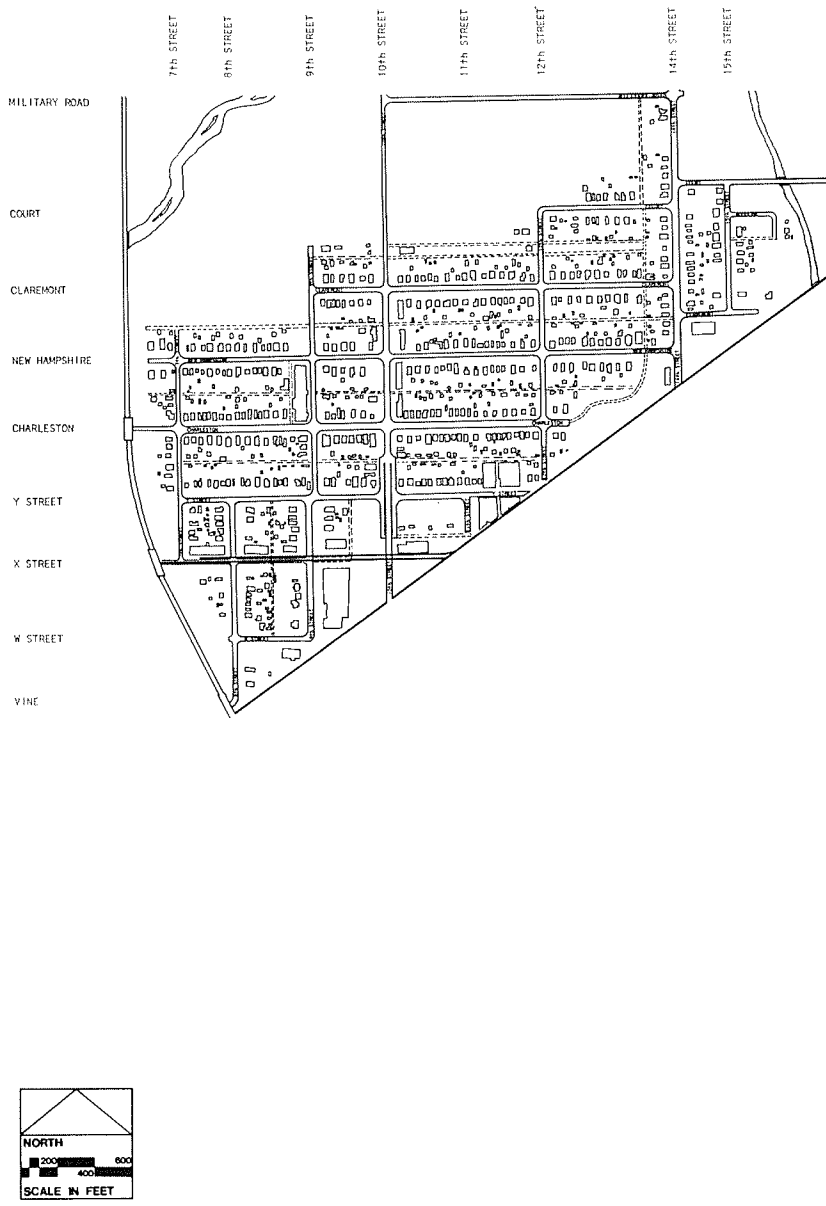
Prepared by the College of Architecture, University of Nebraska—Lincoln for the City of Lincoln Urban Development and the Nebraska State Historical Society. Funded in part under Title I of Housing and Community Development Act of 1974 and the National Historic Preservation Act through the National Park Service, Department of the Interior, administered by the Nebraska State Historical Society.



# SOUTH SALT CREEK - SOUTH NEIGHBORHOOD

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# NORTH BOTTOMS NEIGHBORHOOD

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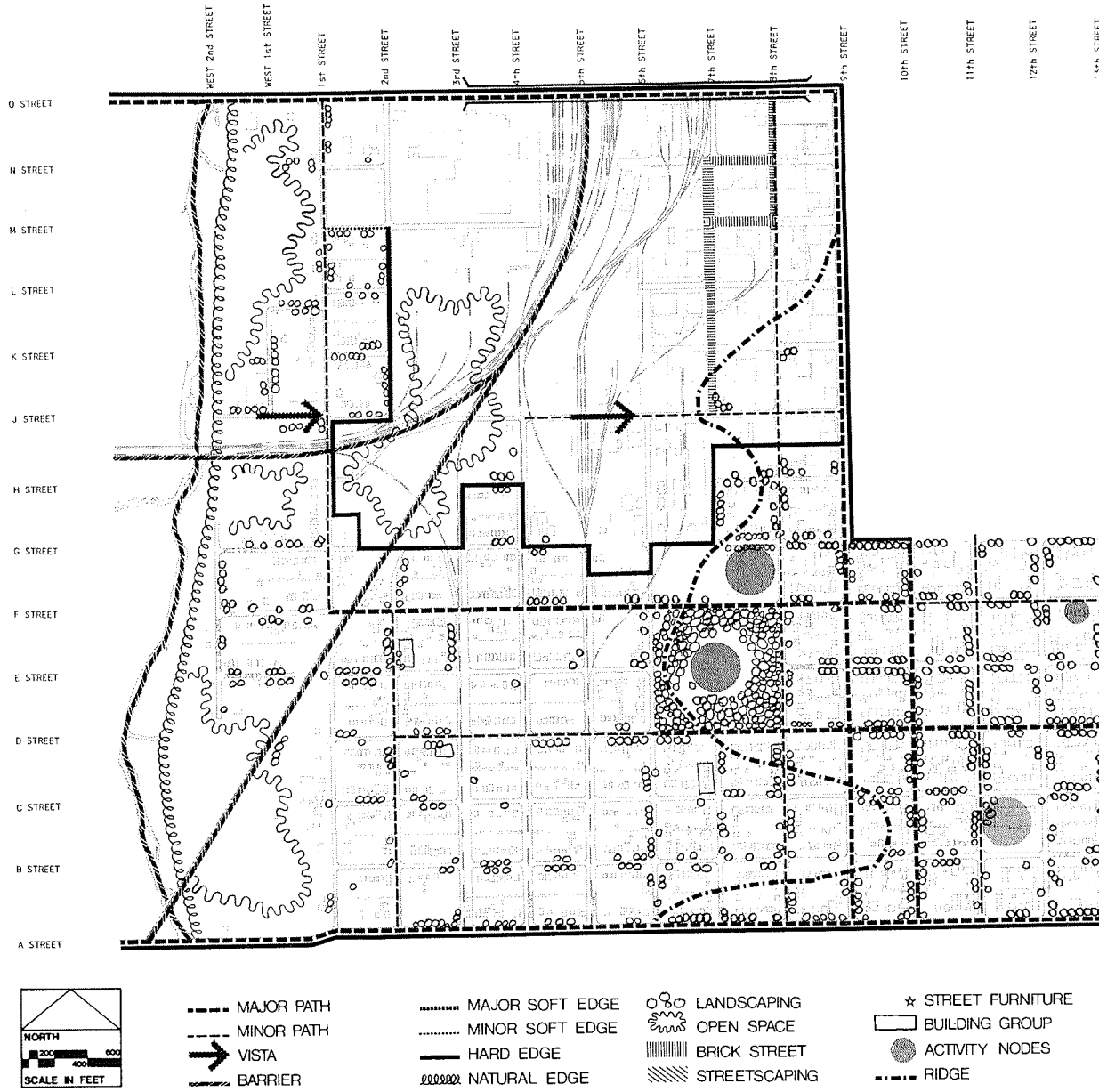
The Salt Creek continued to flood regularly until the 1950's when the creek channel was finally straightened and deepened. This annual flooding quickly drove the earliest settlers to higher ground, leaving the west side of the city to the railroads, wholesale district, and the poorest settlers.

The Burlington and Missouri River Railroad reached Lincoln from Plattsmouth in 1870. It entered Lincoln from the north along 7th Street, ran south to N Street, and then diagonally southwest to F and 1st Street. Other lines quickly followed and laid tracks along 3rd Street (the Atchison and Nebraska from Kansas), and 5th Street (the Midland Pacific from Nebraska City). They subsequently became part of the Burlington and Missouri. In 1879, the Union Pacific came to Lincoln and built a line along 4th Street south to Beatrice and Kansas. The Burlington extended its tracks west of Lincoln, south of J Street in the 1920's.

After the early settlers moved to high ground, their houses and stores were then occupied by various emigrants and the poorer American blue collar workers. When the Germans from Russia began coming to Lincoln in the late 1870's, they naturally settled among those speaking their native language. The new emigrants tended to settle near others who had come from the same colony in Russia. They were mostly Lutherans yet they organized as a Congregational church after receiving assistance from the Plymouth Congregational Church. The First German Congregational Church was formed in 1889 by over 100 individuals and 18 families. The congregation met briefly at the old Park School until the church was built at 1st and J Streets. As the German settlement grew, eight churches were eventually established in both the South and North Bottom areas. Although each church tended to be organized by groups of emigrants from the same geographic area in Russia they associated as Congregational, Lutheran, Evangelical, or Reformed denominations.

The homes of these new emigrants were isolated by distance and the railroad from the general growth of Lincoln. Even as development increased from the 1880's to the 1910's, South Salt Creek remained an isolated neighborhood. The nearest street railway was laid in 1886 on 10th Street to E Street, and later extended to South Street.

Originally the community was a continuous settlement along the Salt Creek from the South to the North Bottom. The growth of the industrial and warehouse district,



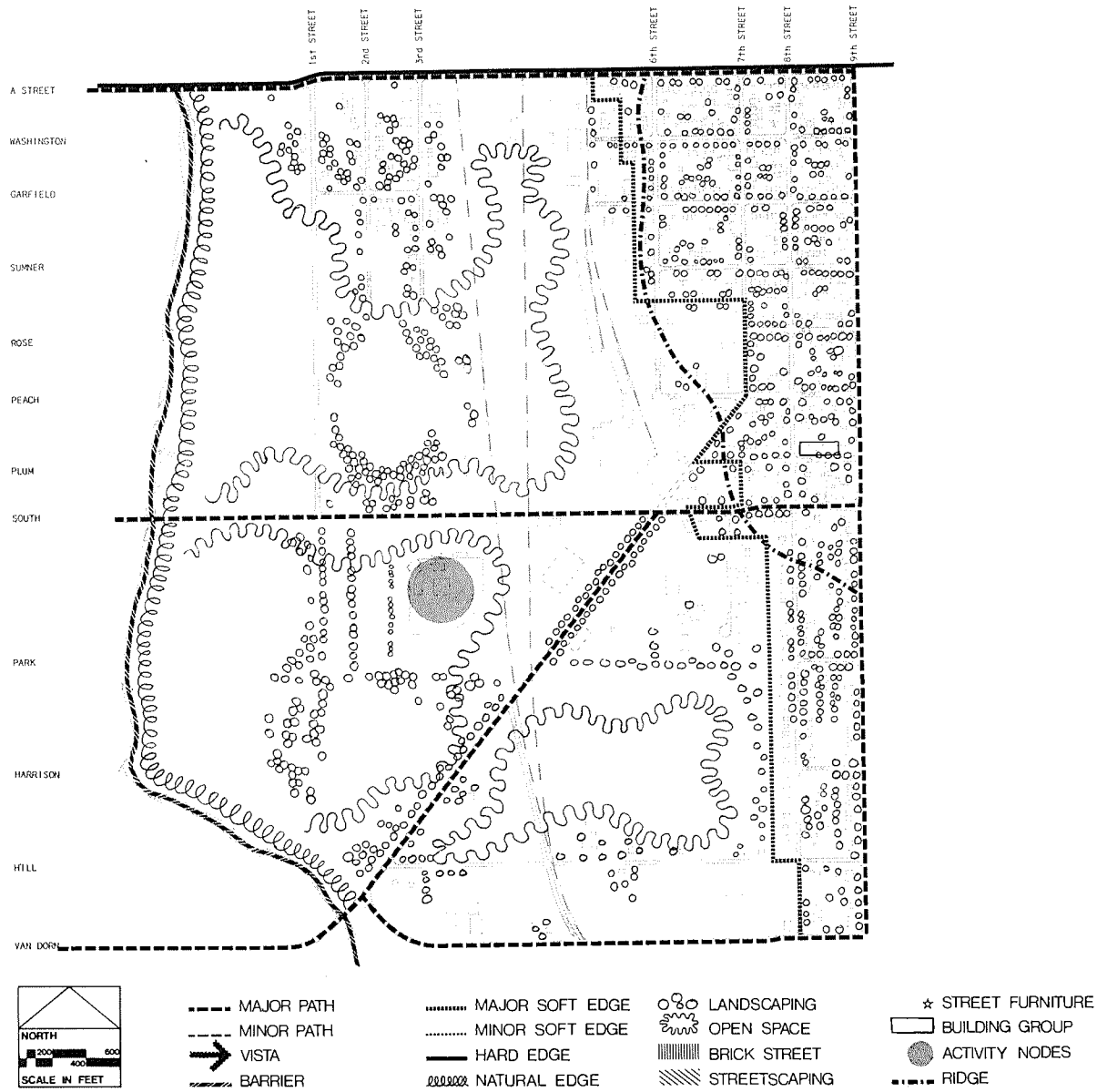
# SOUTH SALT CREEK - NORTH

## VISUAL IMAGE

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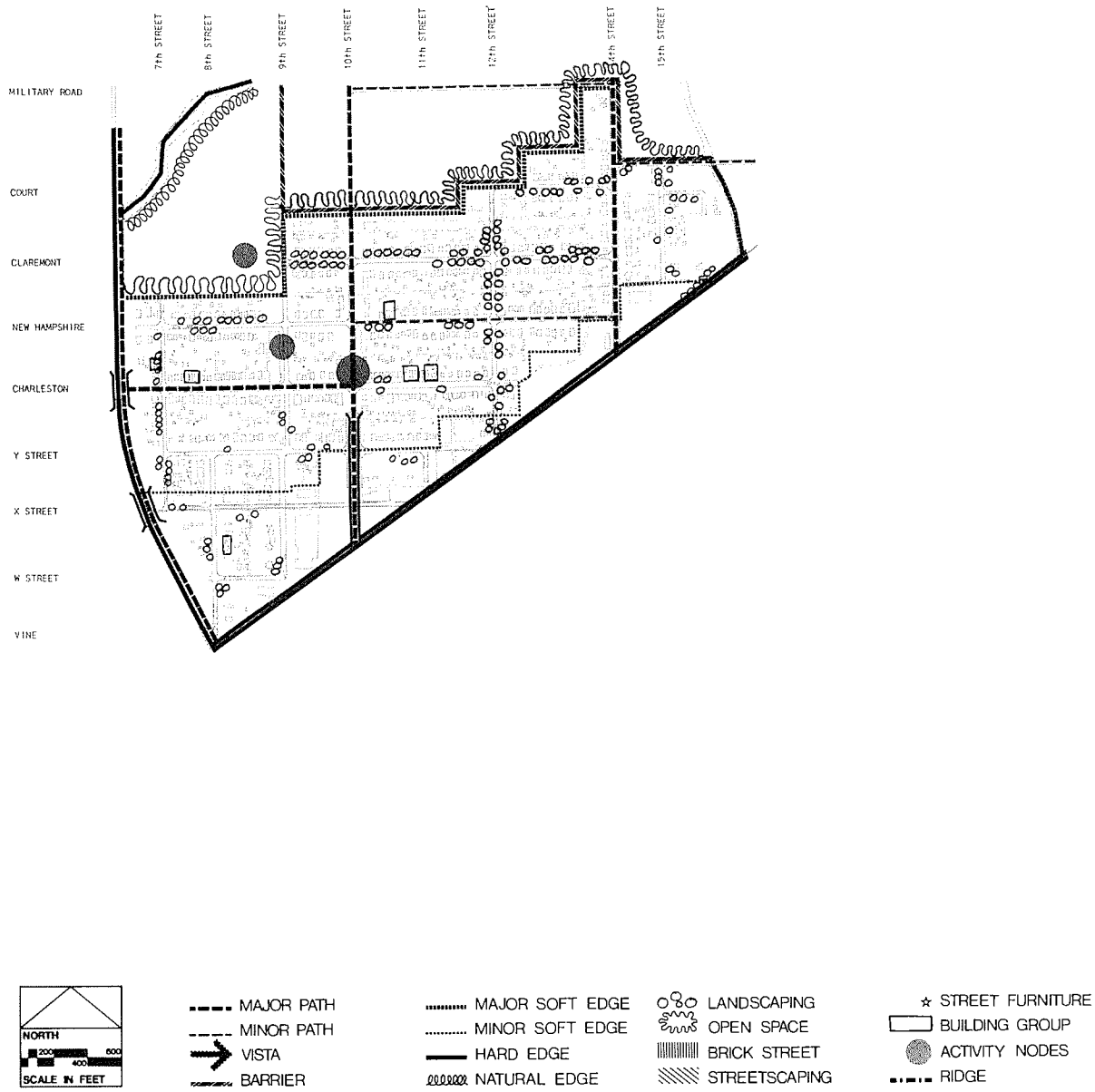


# SOUTH SALT CREEK - SOUTH

## VISUAL IMAGE

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# NORTH BOTTOMS

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and the expansion of the railyards eventually divided the settlement into two separate neighborhoods.

As the city developed south of A Street, new areas were opened on higher ground. Families moved out of the Salt Creek basin yet remained close to the settlement, sometimes even moving their houses with them. When the Lincoln Country Club at 7th and Washington (originally the residence of Governor Butler) was moved in the 1920's, this area was platted for housing.

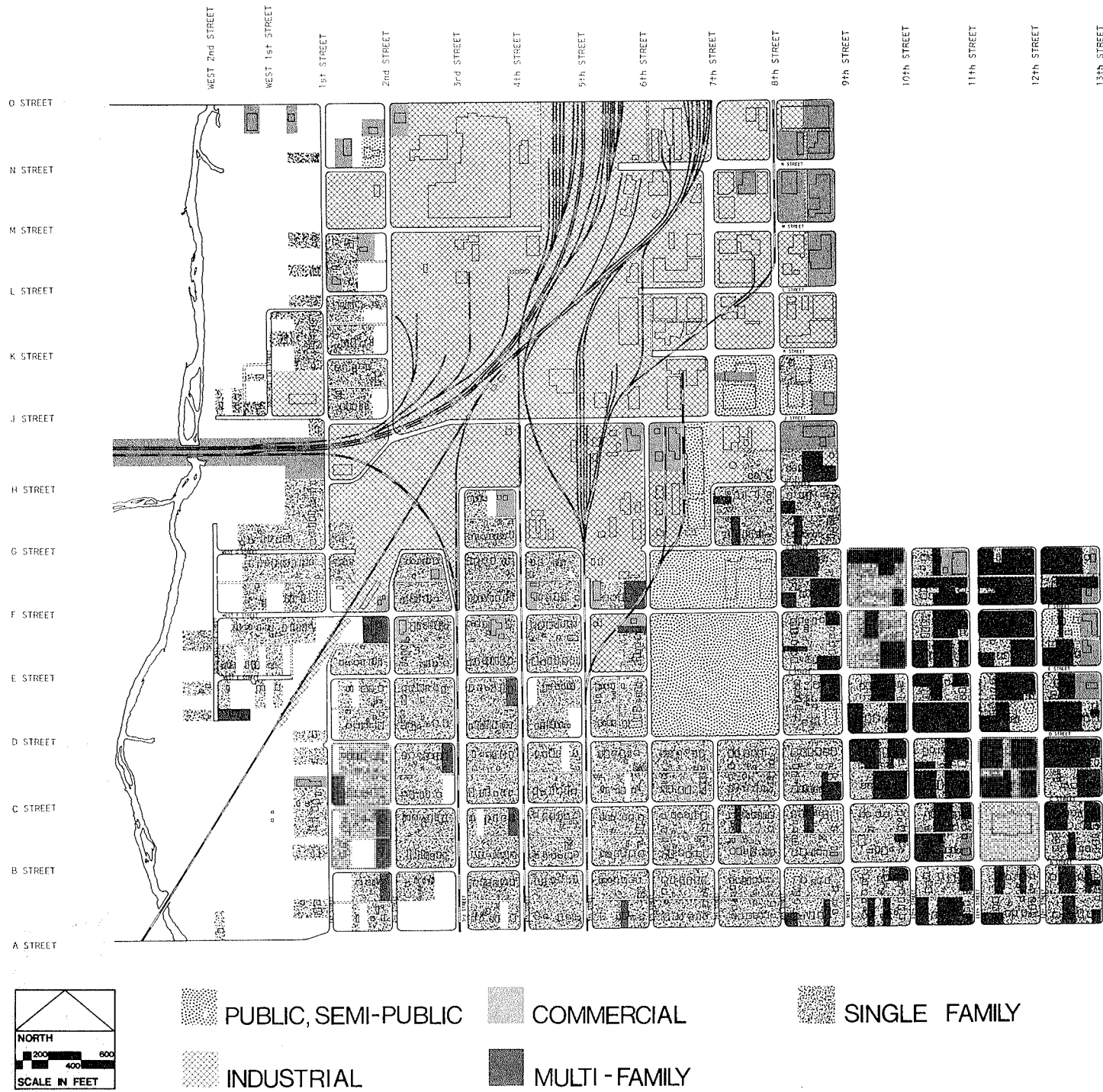
Today the zoning patterns in the South Salt Creek neighborhood remain very similar to those established in 1926. Originally the area was zoned industrial north of J from 2nd to 5th, wholesale north of H from 5th to 9th, local business on F from 2nd to 5th Street, and multiple dwelling residence over the remaining neighborhood. The major current exception is the extension of industrial zoning into the residential area as far south as F Street.

#### Ethnic, Social, and Economic Makeup

The history of South Salt Creek neighborhood is essentially a history of the Germans from Russia who settled along the Salt Creek. The first German emigrants from the province of Norka began to settle in southwest Lincoln on the least expensive land along the Salt Creek basin. The immigrants were encouraged to make homes there by the land agents of the railroads who were promoting settlement on their state land grants. Lincoln also became a distribution point for immigrant settlement throughout Nebraska. By 1880, two-thirds of the almost 5,000 Germans from Russia in the United States had settled in Nebraska.

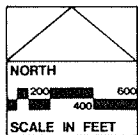
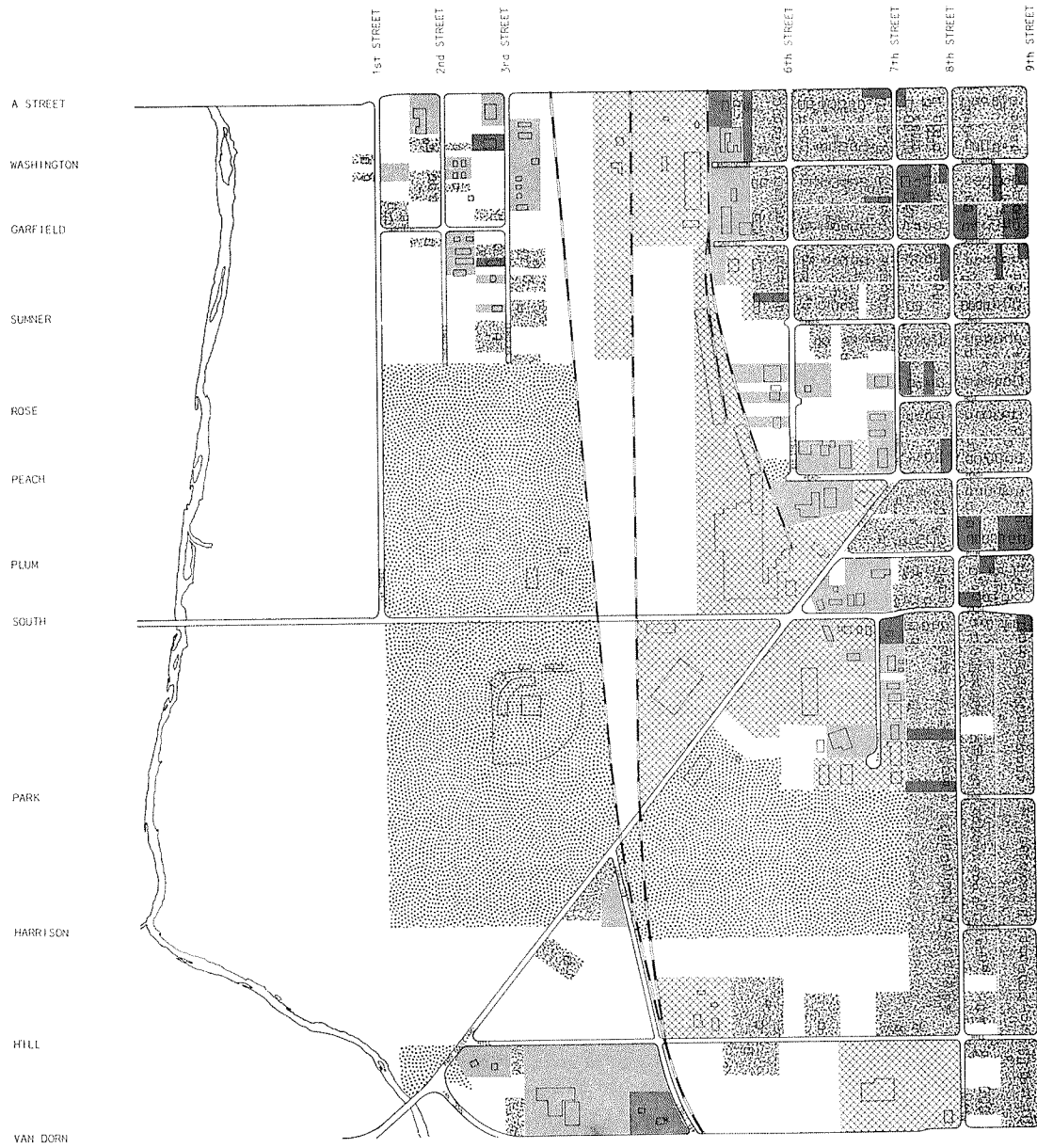
The Germans from Russia were frugal, valued property, and the protection of family life; thus they sought home ownership. Being poor, they were able to purchase only inferior lots on which to build simple houses. During the depression of the 1890's when there was little land sold, they "squatted" on land owned by the state or railroads and, undisturbed by the owners, put up small houses in which they lived until they were able to afford to buy a lot and build again.<sup>18</sup>

18. H. P. Williams, A Social Study of the Russian German (Lincoln: Ph.D. Thesis, 1916), p. 18.



# SOUTH SALT CREEK - NORTH

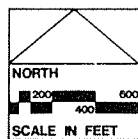
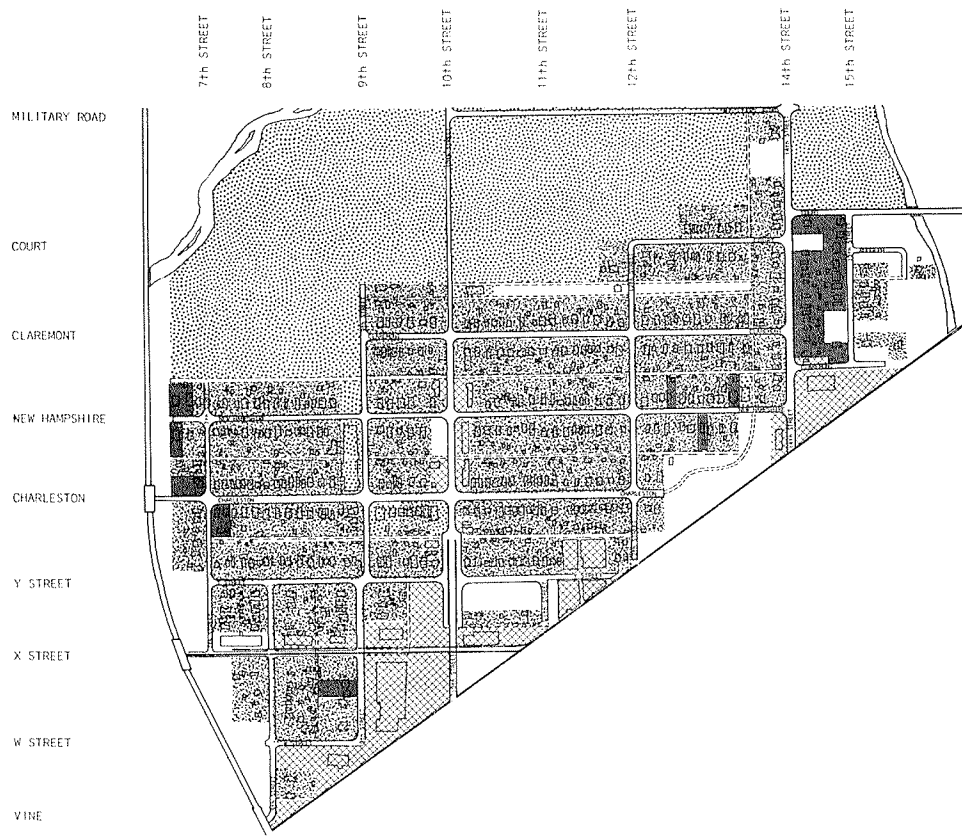
## LAND USE



- |  |                     |  |                |  |               |
|--|---------------------|--|----------------|--|---------------|
|  | PUBLIC, SEMI-PUBLIC |  | COMMERCIAL     |  | SINGLE FAMILY |
|  | INDUSTRIAL          |  | MULTI - FAMILY |  |               |

# SOUTH SALT CREEK - SOUTH

## LAND USE



PUBLIC, SEMI-PUBLIC



INDUSTRIAL



COMMERCIAL



MULTI - FAMILY



SINGLE FAMILY

# NORTH BOTTOMS LAND USE

An analysis of the immigration shows that from 1872-74, three Germans from Russia settled in Lincoln; 1875-79, 18; 1880-84, 16; 1885-89, 74; 1890-94, 273; 1895-99, 203; 1900-04, 597; 1905-09, 992; 1910-14, 1,376. In 1914 the outbreak of World War I halted further emmigration. At that time their numbers were over 6,500, 14% of Lincoln's population, yet they were accounting for 33% of Lincoln's births.<sup>19</sup>

South Salt Creek residents were typically blue collar workers. A cross section of occupations from 1915 shows laborers, waiters, cooks, janitors, elevator operators and railroad workers.

In the 1920's Lincoln had only one important ethnic population in the city. Germans from Russia formed one-fifth of Lincoln's population with 84% of them settled directly in the flood plains and low terrace land west of 10th Street. The remaining 16%, having improved their economic status, were absorbed into other sections of Lincoln.<sup>20</sup> As some German-Russian families moved out, other ethnic groups moved into this "melting pot": Ukrainians, Czechoslovakians, Estonians, Lithuanians, Mexican-Americans and Blacks.

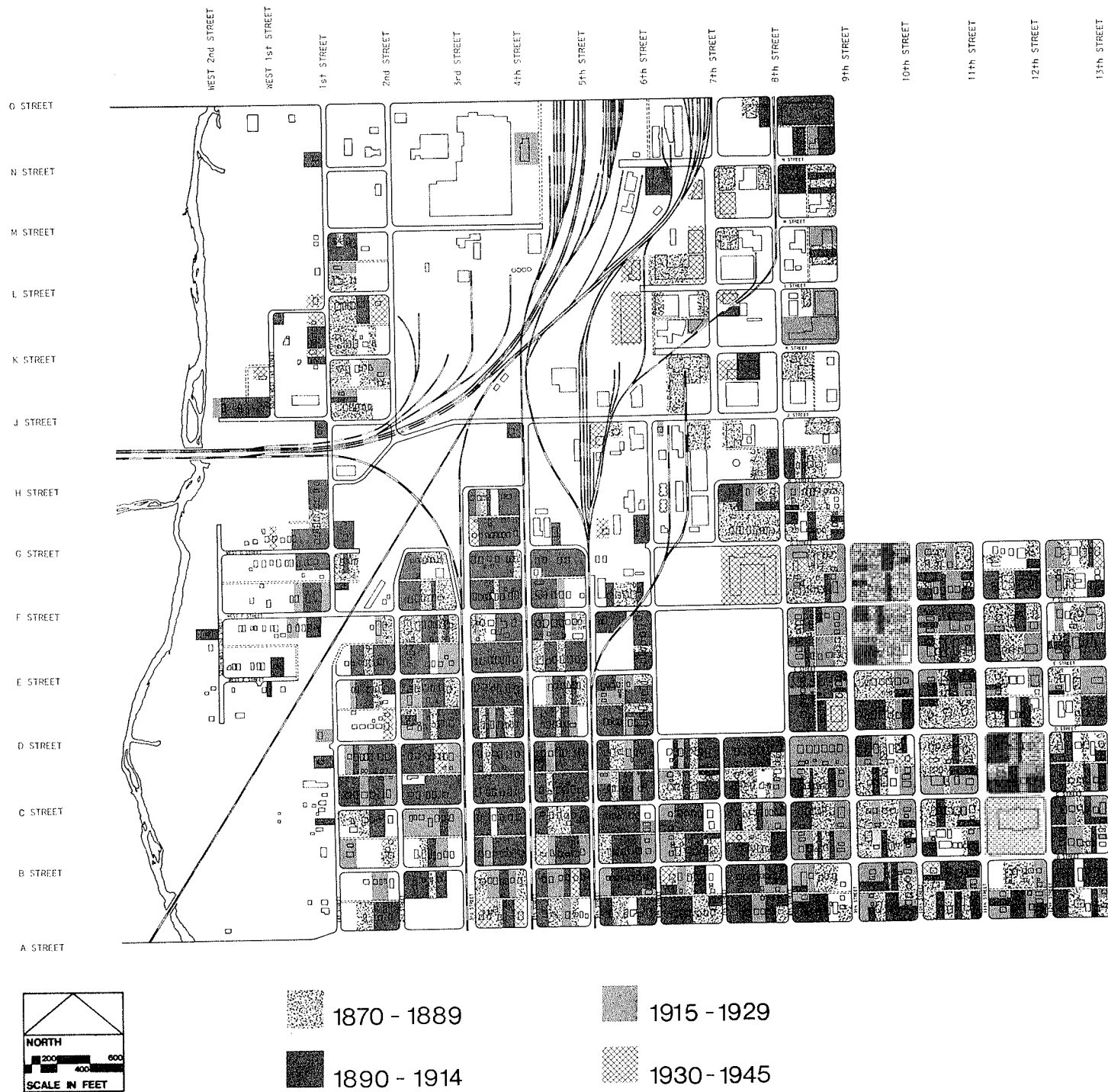
In spite of these changes the South Salt Creek neighborhood has successfully maintained much of its original character, and the cultural and religious traditions remain strong.

#### Homes and Families

86 When Chris Betz, a carpenter, settled in South Salt Creek in 1880, he probably helped to build the small homes around 1st Street on K and J for the other new German emigrants. Peter Gross found work in his old trade of butcher,

19. R. McDill, A Geographical Interpretation for Some of the Factors Effective in the Location and Development of Lincoln, Nebraska, (Lincoln: M. A. Thesis, 1925), p. 71.

20. H. P. Williams, A History of the German-Russian Colony in Lincoln, (Lincoln: M. A. Thesis, 1909), p. 91.



# SOUTH SALT CREEK - NORTH

## PERIOD OF CONSTRUCTION



while Paul Bernhardt (switchman), George Eisel (repairman), and Conrad Stumpf (coach cleaner), all found work with the railroads.

As Germans who had been living in Russia, they were accustomed to forming closely-knit communities within a larger foreign society. When the Russian government began to enforce use of the Russian language and religious practice and conscription of men in the German communities, the emigration to America began. Here they could find work, own land, and be free to maintain their German heritage.

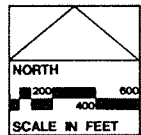
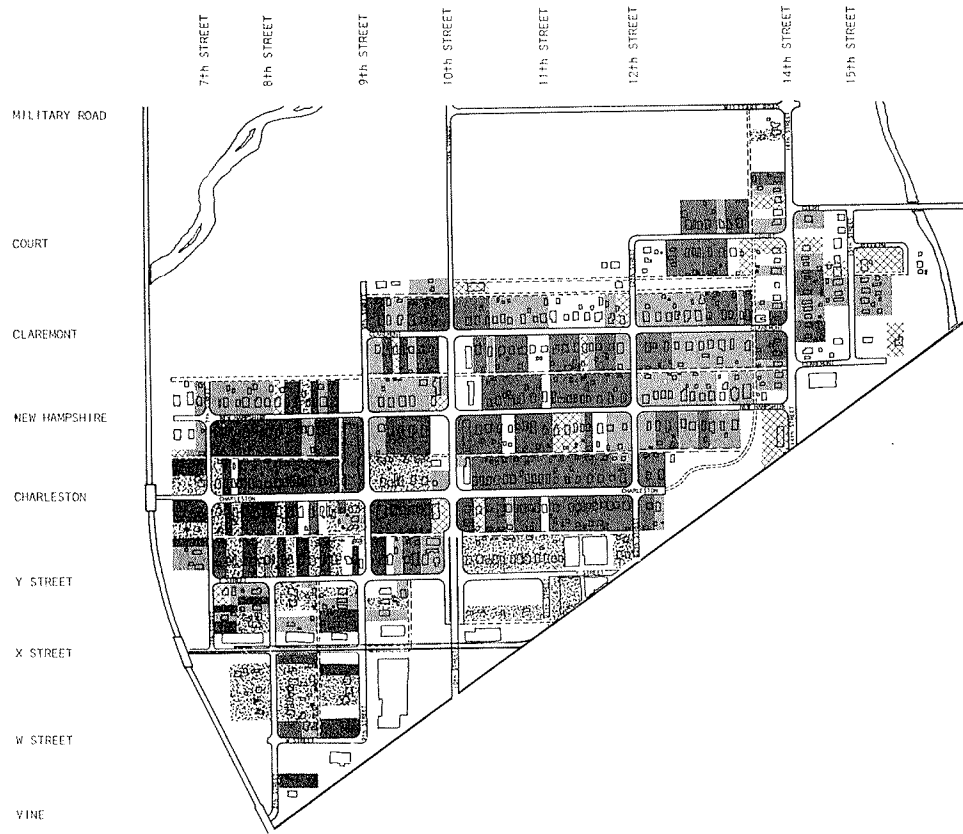
Among the many families to leave the Volga Region in 1888 was Henry Amen, who traveled to America with his wife and children on the steerage deck of a steamship, and then to Lincoln by train.

By the turn of the century, Henry Amen, Sr., had moved further west, but his son, H. J. Amen, Jr. remained in Lincoln. He held a good steady job in the freight house and married a young woman who had also come from the same village in Russia.

When Amen's uncle, Conrad Bauer, offered to sell him the grocery store at 201 F, there were already several other small frame stores and offices along F Street forming a commercial center for the growing German community. At 331 F, J. J. Stroh had built his office for real estate, loans and insurance. Before this Stroh had worked from a lean-to attached to the Strasheim and Bernhardt grocery at 327 F. J. J. Lebsack owned another grocery at 441 F, Adolph Lebsack kept a dry goods store at 323 F, and the George Bauer grocery was at 402 F.

Unlike other Lincoln merchants who were building their homes far away from the central business district, the German merchants stayed close to their shops. The Amen family home was at 247 F, and the Bauer home was at 330 F. The Strohs lived at 345 E, later moving to 1025 South 6th. The George Strasheim family lived at 430 E and his partner Henry Bernhardt lived nearby at 304 E. Adolph Lebsack and his family first lived at 328 E, and then moved near Stroh's at 1035 South 6th.

In order to help other Germans emigrate from Russia, H. S. Amen and J. J. Stroh



# NORTH BOTTOMS

## PERIOD OF CONSTRUCTION



75. The German Evangelical Lutheran Immanuel Church and School (1917) is a Georgian Revival design.

began selling steamship tickets. Every few months a large black limosine would park on F Street, and an agent from the North German Lloyd or Holland American Line would step into the store and make arrangements to cable tickets and money to families waiting in Russia. As the bilingual community was reluctant to take its business outside the neighborhood, Amen also established a small banking business and often gave legal advice.

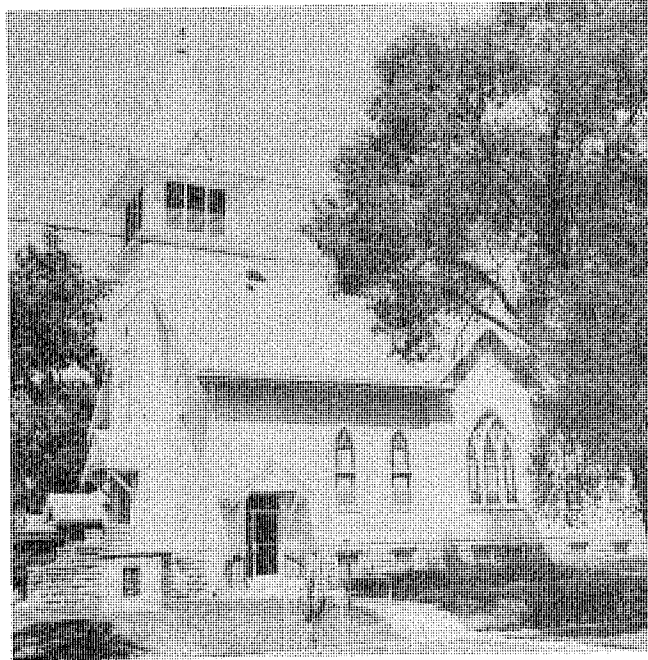
The community was fortunate to have many craftsmen among the German families.

In the European tradition, nearly every family had at least one son who learned a trade. A new city filled with building projects was a promising place.

Jacob Rohrig was a prominent contractor and builder who worked on many homes,

81 and in 1907 built the Frieden's Evangelical Lutheran Church. Rohrig and his son built their homes near each other at 715 and 719 D Street, a block away from the new church. Usually the contractors, carpenters, and masons of a new church building would also be members of the congregation. Henry J. Weber built the first Ebenezer Church in 1915 and Henry Grasmick built the present church on the same site in 1926. They not only employed the skills of the

76 members, but also used their building materials. The First German Congregational Church at 1st and F Street was built by Godfried Shumacher, who was active in the organization of the church.



76. The First German Congregational Church (1920) is a Gothic Revival design.

The churches are still of prime importance to the social life of the neighborhood, and along with the American Forward Association and the American Historical Society of Germans from Russia they help to maintain the German/Russian heritage of the community.

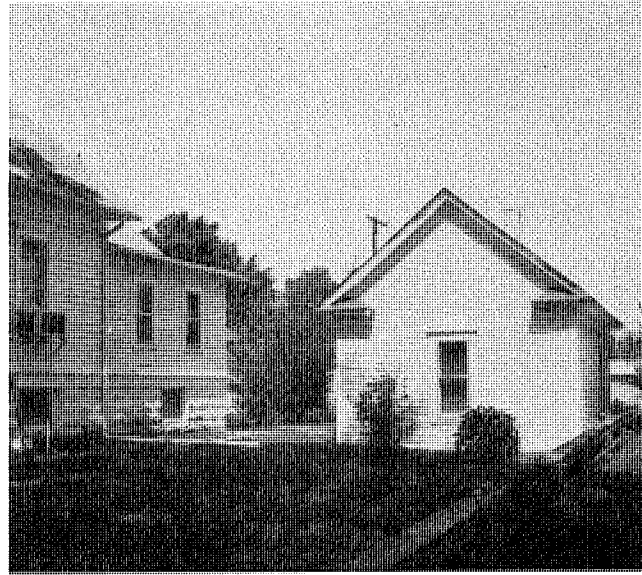
#### Architectural Character

Architecturally, the South Salt Creek neighborhood is composed of small vernacular structures, most often one or one and a half story wood frame houses. Some were built on site, while others were moved from Lincoln's developing downtown.

The most important historical sites for the early German-Russian Settlement are within a few blocks radius centered at 1st and J Street. Many of the major structures are gone but several vernacular residences remain from the earliest settlers of the 1880's.



77. The George J. Stroh house (1907) is typical of vernacular structures in the neighborhood in the early 20th century.



78. The Peter Olberg summer kitchen (c.1899) is a typical example of this unusual building type in the North Bottom.

92

One unique feature of the German emigrant is the summer kitchen. This is a separate building of one large or two small rooms situated close to the kitchen door of the main residence. In Russia, the summer kitchen helped protect the house against the possibility of fire, since houses there usually had thatch roofs. The custom continued even though its need no longer existed. In American, the summer kitchen was used to keep the house cooler and free from flies. In the winter, it was rented out to workers returning from the beet fields in western Nebraska or to new immigrants. The north settlement has a few remaining examples of summer kitchens: the Peter Olberg house, 1022 New Hampshire; and the Peter Polsky house, 738 Y Street.

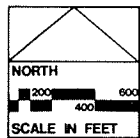
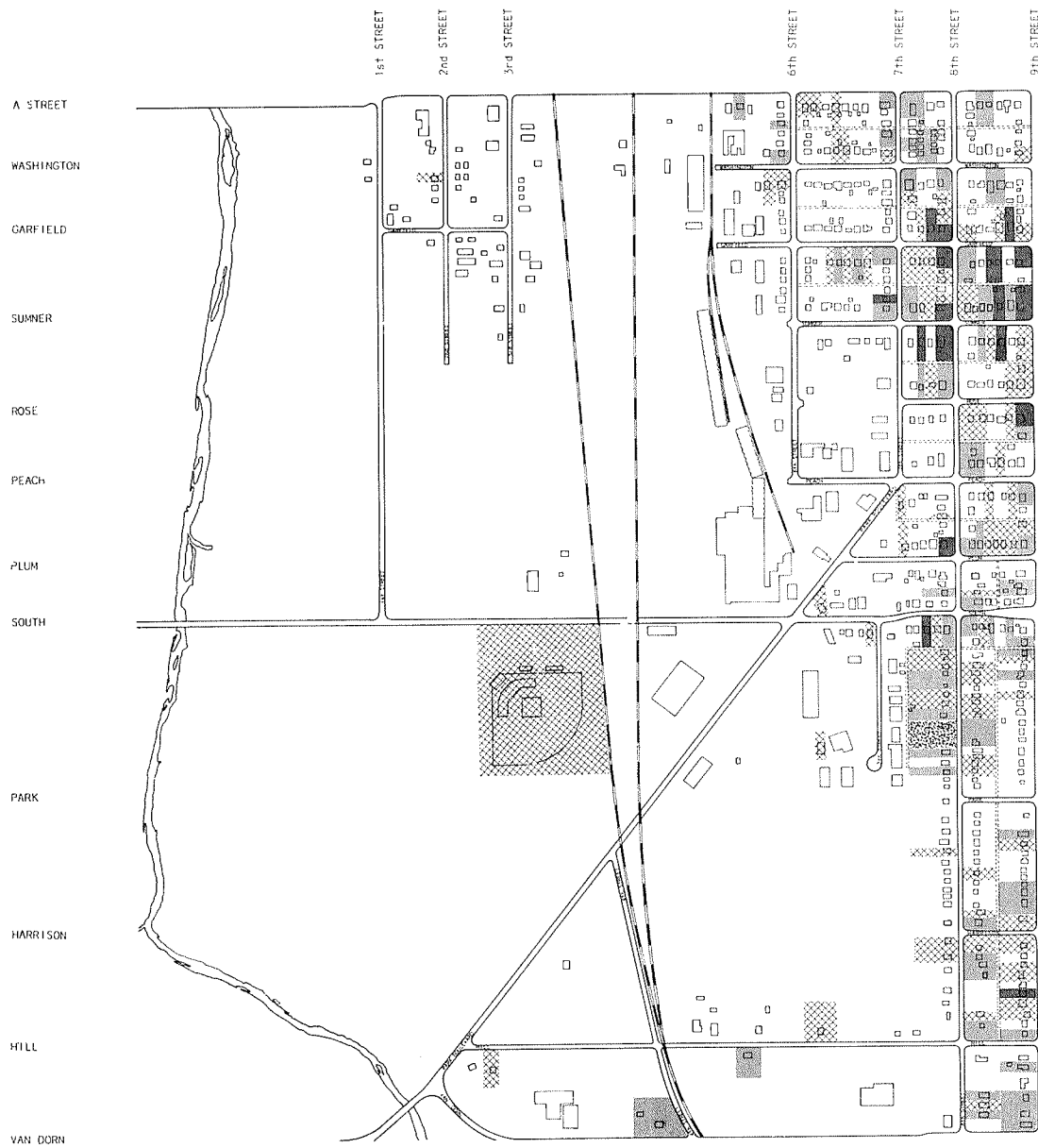
78

Another custom brought to America is the preferential use of the side door. In Russia, the common house form sat with a gable end against the street and



# SOUTH SALT CREEK - NORTH

## HISTORICAL & ARCHITECTURAL SIGNIFICANCE



# RATING SCALE



EXCEPTIONAL

POINTS  
70 PLUS



VERY GOOD

POINTS  
50-59



EXCELLENT

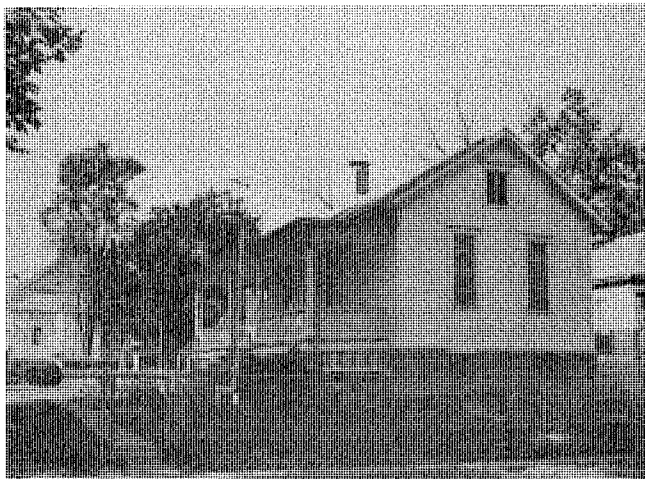
50 - 69



GOOD

40-49

# **SOUTH SALT CREEK - SOUTH** **HISTORICAL & ARCHITECTURAL SIGNIFICANCE**



79. The Robert A. A. Luedtke house (c.1898) is a typical side entry residence of the Germans from Russia.



80. The Jacob Amend house (c.1901) is a late Victorian T-shaped cottage.

79 shuttered windows while entry was gained through a side yard. When the Germans came to America, they typically adopted the prevailing American housing types, but retained their use of the side door and rarely used the front porch. There are a few existing examples of this type in the south and north settlements such as the Robert A. A. Luedtke house, 103 West G Street. Shutters at one time were also common in the neighborhood. Homes of those families who worked in the beet fields during the summer were shuttered to protect their windows from vandalism during their absence.

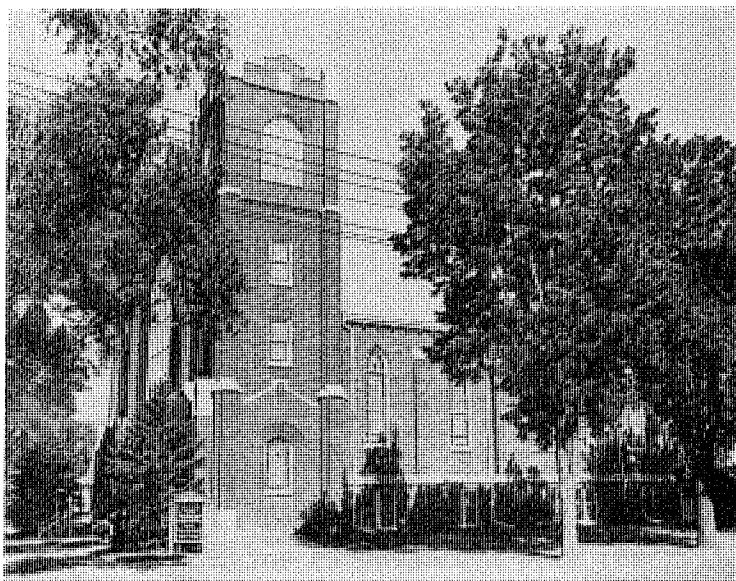
80 The South Salt Creek neighborhood is consistent in the material, scale and character of its buildings. Most structures are very good examples of the wide variety of 19th century vernacular construction such as the Jacob Amend house, 330 C Street (c. 1901).

48 The major residences in the neighborhood are on the terrace around the park. The most outstanding of these residences is the William H. Tyler house, 808 D Street (1890) designed by James Tyler, Sr. and built of brick and stone in a Romanesque Revival style.





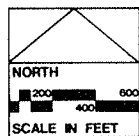
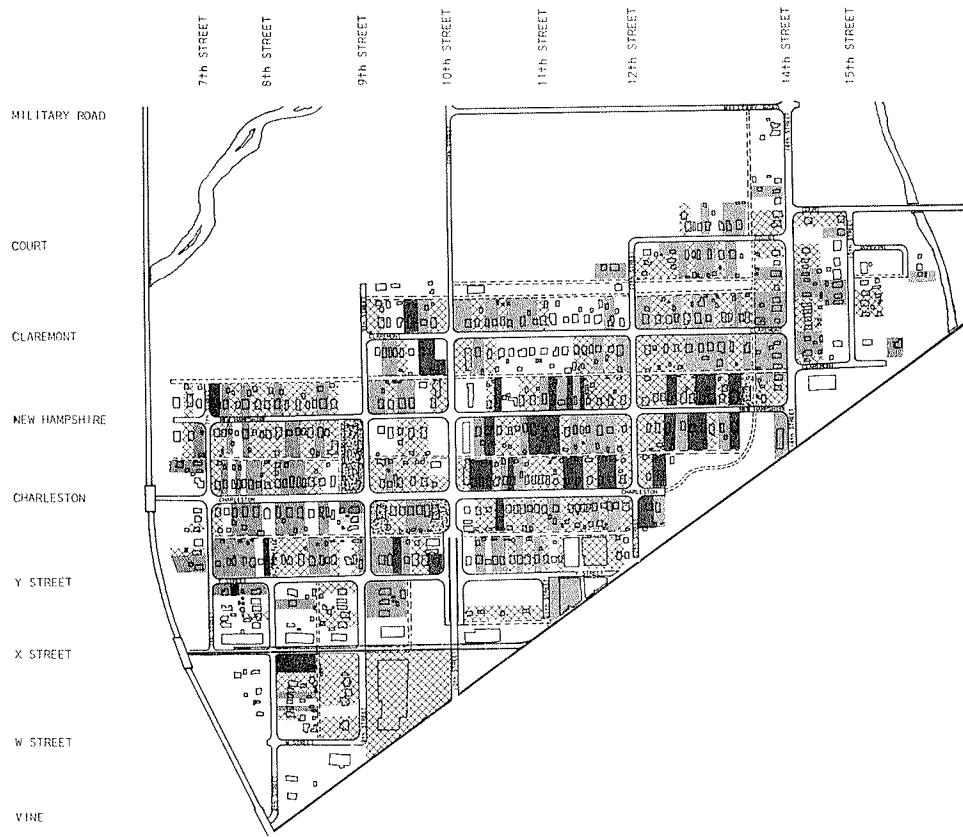
81. The Friedens Evangelical Lutheran Church (1907) is a Gothic Revival design with a colossal Corinthian portico.



82. The German Evangelical Congregational Zion Church (1927) is a late Gothic Revival design.

96

The most architecturally significant structures are the numerous churches which served the Germans from Russia community. They are largely Neo-Gothic Revival designs on variations of a similar plan. The First German Congregational Church at 1st and J Street in 1889 (replaced by the new church at 1st and F Street in 1920) was the first of this type. In the South Salt Creek area it was followed by the organization of: the German Congregational Zion Church at 425 F Street in 1900 (replaced by the new church at 848 D Street in 1927); the Frieden's Evangelical Lutheran Church at 6th and D Street in 1907; and the German Evangelical Immanuel Lutheran Church at 735 D Street in 1909 (replaced by the new church at 2001 South 11th Street in 1950); and Ebenezer Congregational Church (1926) at 801 B Street in 1915. The original Immanuel Lutheran Church was unique in design as



## RATING SCALE

	EXCEPTIONAL
	EXCELLENT

POINTS
70 PLUS
60 - 69

	VERY GOOD
	GOOD

POINTS
50 - 59
40 - 49

# NORTH BOTTOMS

## HISTORICAL & ARCHITECTURAL SIGNIFICANCE



83. The German Congregational Salem Church (1916) is a Gothic Revival design in the North Bottom.

it was also a church school and resembles designs in the Volga region of Russia. It now houses the American Forward Association which began as an emigrant aid society.

98

In the North Bottom area four other churches were organized: the German Immanuel Reformed Church at 10th and Charleston in 1891; the German Congregational Salem Church at 901 Charleston in 1901 (present building constructed in 1916); the German Evangelical St. John's Church at 945 New Hampshire in 1907 (replaced by the new church at 1324 New Hampshire in 1927); and the German Evangelical Lutheran Christ Church at 1030 North 9th Street in 1910.

# **4. INVENTORY**

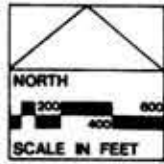
# Historic Districts

Included in Lincoln's major historic resources are the historic districts in each neighborhood. These are composed of significant architectural landmarks, historic sites of local, state and national importance, and numerous other structures which form an integral part of each district and represent a cross-section of the lifestyles from Lincoln's past. Upon completing an analysis of field data, this study has defined historic districts in each of the three neighborhoods: Malone, Near South, South Salt Creek, and in the North Bottom area. A Capitol Environs District previously identified by an earlier study has already been approved for nomination to the National Register. There is also the potential for a historic district in the industrial area west and north of 9th and O Streets which could be defined by further study.

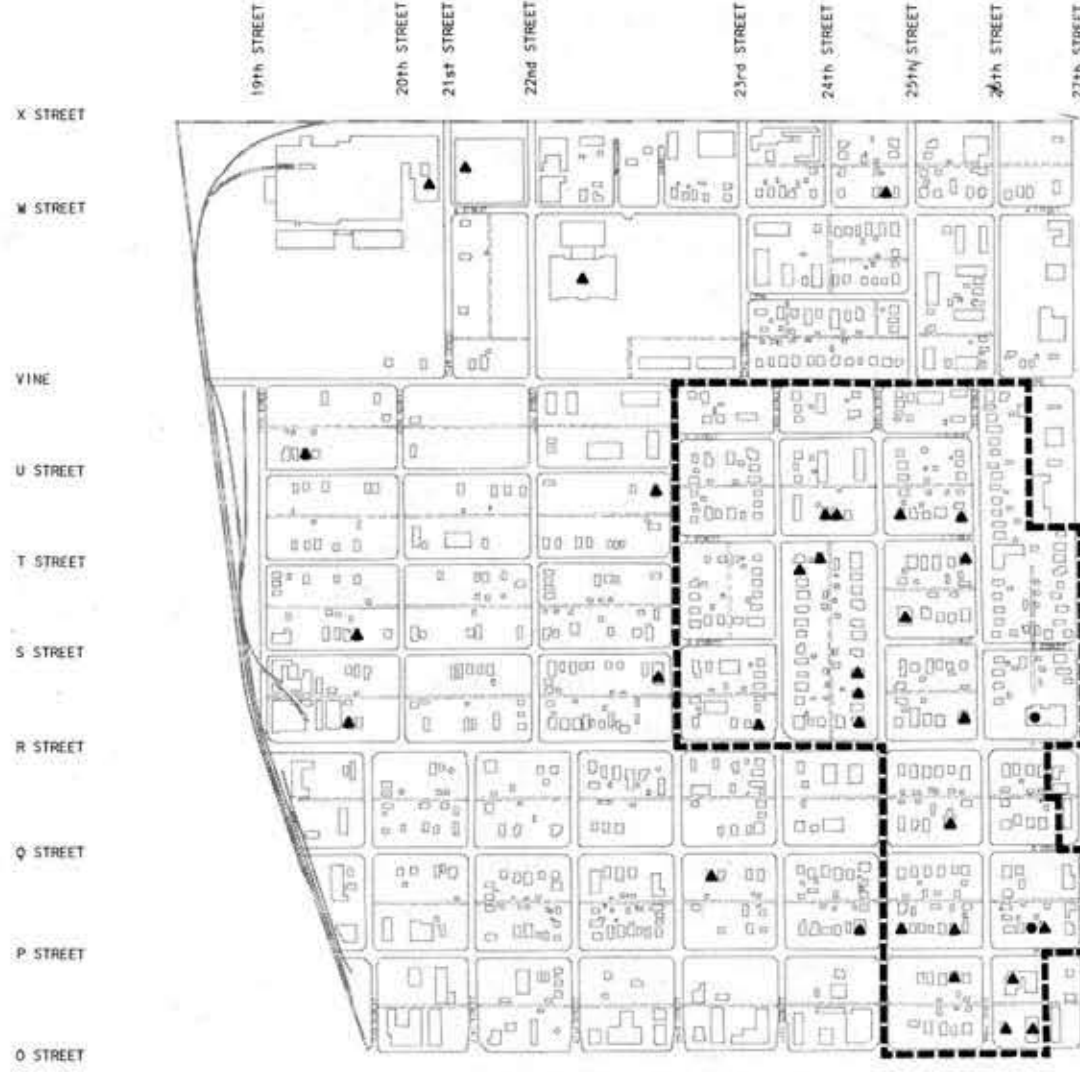
## Malone Historic District

100

A district of local historic and architectural interest has been located in the Malone neighborhood and is approximately bounded by 23rd to R, 25th to O, 27th and Vine Streets. This district partially includes the eastern end of Kinney's O Street Addition, platted in 1870 and Hawleys Addition platted in 1884. Much of the district was developed in the late 1880's to the early 1900's by mostly upper middle income white collar workers and professional people such as lawyers, professors, real estate brokers, physicians and bookkeepers.



- HISTORIC DISTRICT
- ▲ ARCHITECTURAL LANDMARK
- HISTORICAL LANDMARK



# MALONE

## HISTORICAL ENVIRONS & LANDMARKS

### HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

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The visual character of the district is created by major homes of Late Victorian styles, and some of earlier Italianate and later Neo-Classic Revival styles. Interspersed are some modest vernacular homes which form a richly diverse area of pleasing quality. The focal points are the major churches: Vine Congregational (25th and S); Grace Methodist Episcopal (27th and R); Second Presbyterian (26th and P); and Newman Methodist Episcopal (23rd and S). Most residences, though sub-divided as apartments, have maintained their 19th century character.

The boundaries were selected because: (1) 23rd Street, although a minor path appears to be a fairly well defined edge between residential density (west of 23rd lots are 25 feet wide), scale, type, and existence of original construction; (2) R Street on the south divides this area from the earlier Kinney's O Street Addition which has now changed from its original context and structures (now largely commercial usage); (3) 25th to O Street which includes some of the more important existing historic and architectural sites in Kinney's O Street Addition; (4) 27th Street which forms a strong land use and arterial edge to the district being a strip commercial area; and (5) Vine Street, another arterial which acts as a barrier to the north edge of the district.

The potential problems facing a historic district in the Malone neighborhood are: the increases in density due to changes in zoning; the development of new apartments which are out of character to the area and substantially add automobiles to otherwise small quiet streets; the problems of thru traffic on one-way streets along P and Q Streets; the neglect of structures by absentee landlords; the general low income level of residents; and the encroachment of commercial development to the east and south.

## Near South Historic District

A historic district in the Near South would essentially coincide with the Capitol Environs Historic District. The Near South district would largely include portions of the original plat south of the Capitol, the Capitol Addition of 1870, and the Mount Emerald Addition of 1905. The boundaries are 21st to A, 18th to C, 14th to F, 16th to H, and 17th to G. There were two phases of development in this area. The first, in the 1880's and 90's, was marked by the building of a relatively small number of impressive homes on large tracts of land. A later phase came after 1900 with the additional construction of many substantial homes by the wealthier residents of Lincoln, changing the character of the area from country estates to an upper income urban residential neighborhood.

The visual character of the neighborhood is one of stately homes on large lots with attractive landscaping and well established trees and shrubs. Architecturally, the district has a rich assortment of Late Victorian and Neo-Eclectic Revival styles. Major focal points include the natural ridge along 20th Street, the First Plymouth Congregational Church (20th and D), and the Capitol Building. Several houses also have a major visual impact upon the neighborhood: the S. H. Atwood house (740 South 17th Street); the Clark-Leonard house (1937 F Street); the R. O. Phillips house (1845 D Street); the W. D. FitzGerald house (1106 South 20th Street); the E. Shire house (1900 A Street); and the J. C. McAfee house (1801 C Street).

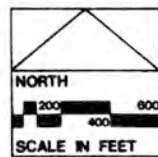
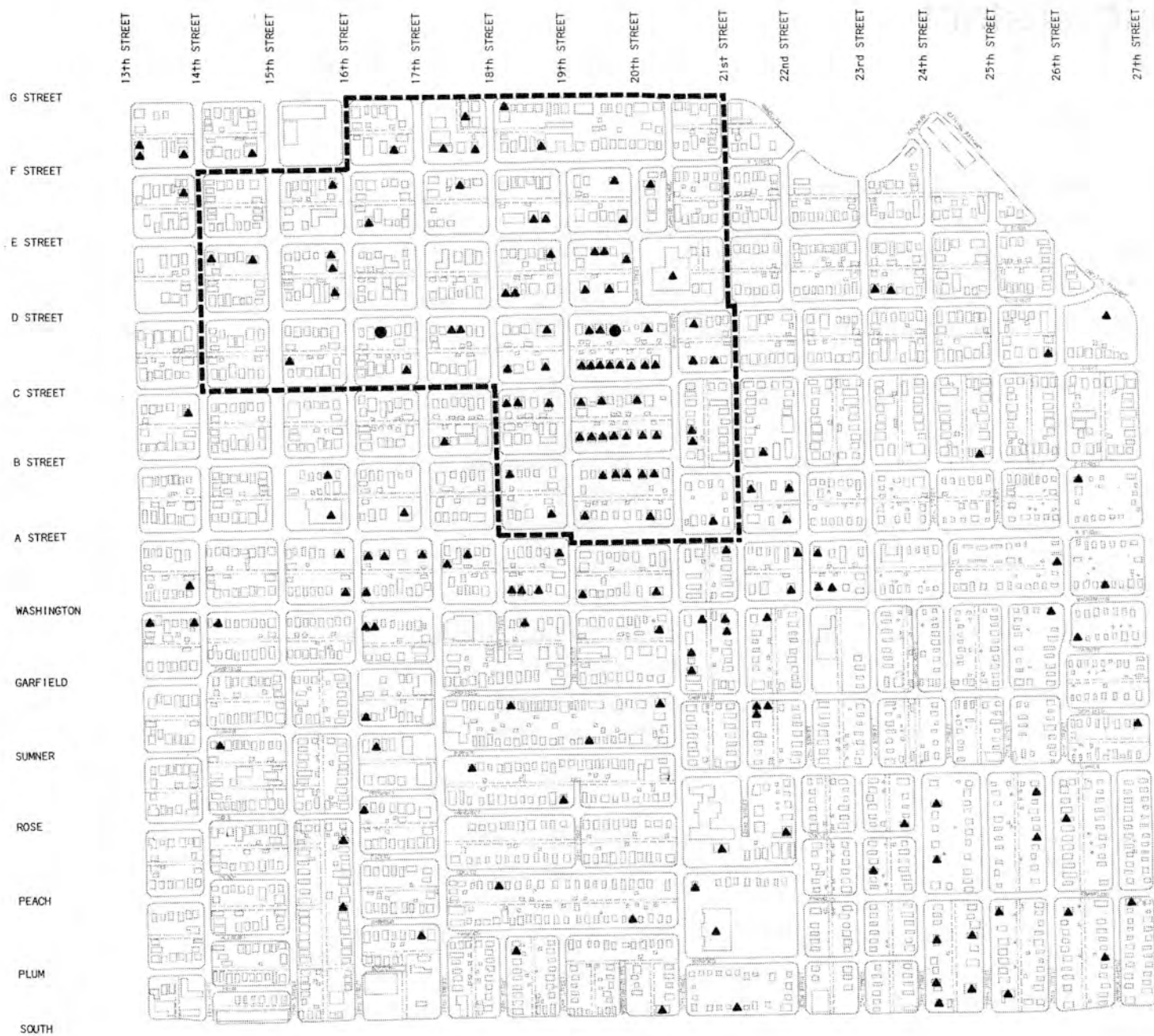
103

Boundaries were selected because: (1) 21st Street forms the eastern edge of a natural ridge; (2) A Street is a major arterial forming a division line to the south; (3) the west boundaries generally defining an area with minimum new construction; and (4) G Street as a minor arterial forms a visually distinct edge to the Near South separating largely middle income apartments and commercial areas on the north from the more substantial and homogeneous residences to the south.



The potential problems facing a historic district in the Near South neighborhood are: the development of new apartments which are out of character to the area and substantially add to the congested parking problems; the increases in density due to changes in zoning; the problems of thru traffic on one-way streets along 16th and 17th; and the neglect of structures by absentee landlords.

This historic district currently includes four structures which are approved for nomination to the National Register (Atwood house, Clark-Leonard house, Phillips house, and the First Plymouth Congregational church).



- HISTORIC DISTRICT
- ▲ ARCHITECTURAL LANDMARK
- HISTORICAL LANDMARK

# NEAR SOUTH

## HISTORICAL ENVIRONS & LANDMARKS

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## North Bottom Historic District

Another historic district is recommended in the North Bottom. This area is as historically significant as South Salt Creek being the north settlement of the Germans from Russia. Its boundaries are Interstate 180 to the west, the Burlington tracks to the south, Antelope Creek to the east, the National Guard and State Fairgrounds to the north, and South Salt Creek to the northeast.

The visual character is similar to South Salt Creek in the type and quality of residences and in its co-existence with industrial land use. The North Bottom Area also has several major focal points in the German from Russia churches: German Immanuel Reformed Church (10th and Charleston); German Congregational Salem Church (9th and Charleston); and German Evangelical St. John's (1324 New Hampshire). Another major landmark is Hayward School (9th and Charleston). The most significant historical resources are the few remaining summer kitchens. A major visual feature is the park which connects to Salt Creek on the north forming a vital open space and an important link to the historic nature of the district. This district has remained relatively unchanged since its early development. Because of its relative isolation it retains a strong homogeneous visual image.

The boundaries selected are all strong edges: (1) Interstate 180 is an impenetrable barrier; (2) the Burlington tracks are a strong barrier between the community and the university with the industrial land being an integral element of the area; (3) Antelope Creek is a natural edge of potential visual prominence; (4) the State Fairground and National Guard form a strong demarcation between residential and institutional land use; and (5) South Salt Creek is a natural visual edge to the settlement.

The potential problems facing a historic district in the North Bottom neighborhood are: the thru traffic patterns along 10th, 14th and Charleston Streets; the relatively low income level of the residents; and possible change in character of new construction.



# NORTH BOTTOMS

## HISTORICAL ENVIRONS & LANDMARKS

### HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

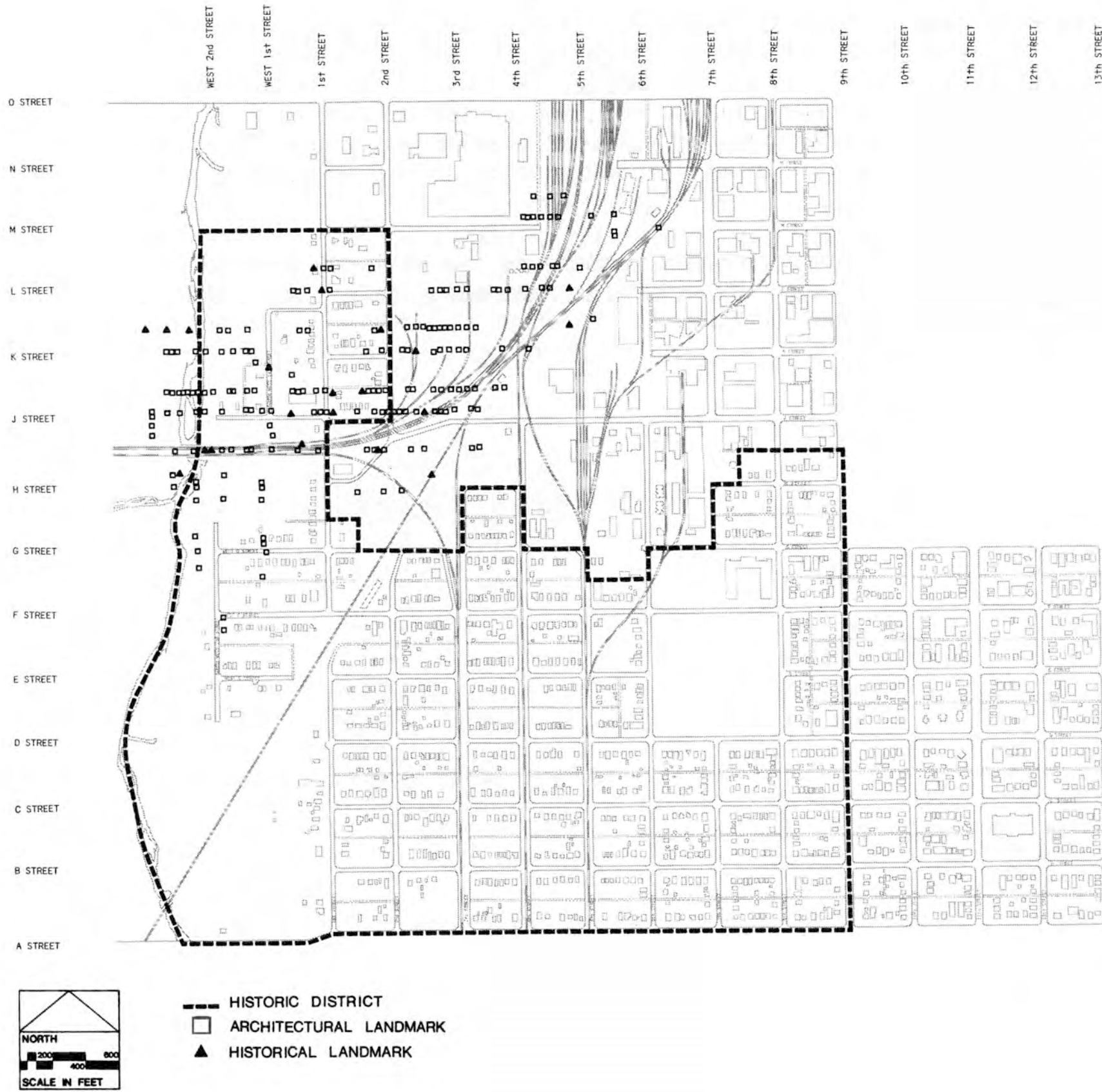
Prepared by the College of Architecture, University of Nebraska—Lincoln for the City of Lincoln Urban Development and the Nebraska State Historical Society. Funded in part under Title I of Housing and Community Development Act of 1974 and the National Historic Preservation Act through the National Park Service, Department of the Interior, administered by the Nebraska State Historical Society.

## South Salt Creek Historic District

A historic district in the South Salt Creek neighborhood is based on the ethnic importance of the community to both Lincoln and Nebraska as the major settlement of Germans from Russia. The settlement is bounded by 9th Street on the east, A Street on the south, Salt Creek on the west and an irregular line to the north separating the industrial and residential land use. This district includes the original plat lying within the Salt Creek basin and some late 1880's plats just to the west between the original city limits and Salt Creek. Much of the district was settled from the 1880's to the 1910's by German emigrants from Russia who were largely poorer blue collar laborers and small businessmen.

The visual character of the district is one of very modest structures which form a quiet residential neighborhood of immense homogeneity reflecting a lower income lifestyle of the turn of the century. Buildings are non-stylistic structures of a variety of vernacular types which are uniform in material, scale, color and age, creating an integral urban fabric. The major focal points are the recreational and open space of Cooper Park and the major German from Russia churches: First German Congregational (1st and F); Frieden's German Evangelical Lutheran (6th and D); and German Evangelical Lutheran Church and School (8th and B). To these landmarks are added some major residences on the east side of the park such as the Tyler house (808 D Street). The area is mostly owner occupied and although it has long been neglected by city improvements it is largely well maintained. The community has a very strong sense of its heritage and a well formed cognitive image of the area. The railroad tracks on 3rd, 4th and 5th Streets and diagonally to the southwest have historically been an important visual part of the community.

The boundaries were selected because: (1) 9th Street is a major arterial highway which has traditionally been the edge of the Germans from Russia settlement; (2) A Street is a major arterial road which forms the edge of the original plat of Lincoln; (3) Salt Creek is a natural visual and historic edge to the settlement; and (4) the edge to the north is clearly visible as the demarcation between major land uses.



# SOUTH SALT CREEK - NORTH

## HISTORICAL ENVIRONS & LANDMARKS

### HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

Prepared by the College of Architecture, University of Nebraska—Lincoln for the City of Lincoln Urban Development and the Nebraska State Historical Society. Funded in part under Title I of Housing and Community Development Act of 1974 and the National Historic Preservation Act through the National Park Service, Department of the Interior, administered by the Nebraska State Historical Society.

The potential problems facing a historic district in the South Salt Creek neighborhood are: the encroachment of industry on the north into the housing area; the probable increases in density due to changes in zoning; the change in scale and character of possible new construction; the continued lack of city improvements in the area; the increase in railroad traffic and proposed division of the neighborhood by a barrier at the crossings; and the relatively low income level of residents.

This historic district currently includes one structure on the National Register (Tyler house) and another which has been approved for nomination to the National Register (First German Congregational church).

# Landmarks

Of the almost fifty-five hundred sites field surveyed over ten percent were selected for further historic research, producing this list of inventory sites of the most historically and architecturally significant structures in the survey area. To this were added sites already on the National Register and others from the Nebraska State Historic Society's inventory. The following are those sites listed by historic district and neighborhood.

## Malone Historic District

LC13:D9-220  
Skelly Oil Company  
2600 O Street  
(1936)  
An Art Deco structure designed  
by architect Jesse B. Miller  
for the Martin-Day Company

58 LC13:D9-221  
Safeway Grocery Store  
2620 O Street  
(1937)  
Another Art Deco structure  
designed by J.B. Miller

LC13:D9-224  
52 Second Presbyterian Church  
132 N. 26th Street  
(c.1902-04)  
A Neo-Classic Revival church  
which replaced an earlier one  
that burned in 1902. The  
structure was designed by  
architects Artemus Roberts  
and Alfred W. Woods.



- LC13:D9-226  
64 Don Critchfield House  
2535 P Street  
(c.1912)  
A Neo-Classic Revival house  
of grand proportions.
- LC13:D9-245  
Samuel M. Melick  
2444 P Street  
(1885)  
An Italianate residence built  
for S.M. Melick, city marshall.
- LC13:D9-248  
Samuel M. Byerts House  
2500 P Street  
(c.1901)  
A Stick Style residence next  
to an almost identical  
structure in poorer condition.
- LC13:D9-253  
Abbot W. Field House  
2536 P Street  
(c.1901)  
Unsymmetrical Neo-Classic  
Revival design of A. Field, grocer.
- LC13:D9-260  
Nimrod W. Norris House  
2618 P Street  
(c.1903)  
A two story square box  
vernacular structure with  
hip roof where Charles H.  
Lindbergh roomed when he  
was in Lincoln.
- LC13:D9-261  
62 Louis F. Ziegler House  
2626 P Street  
(c.1885)  
A delightful late Victorian  
structure built for L.F.  
Ziegler of Ziegler and  
Ward, real estate, insurance  
and loans.
- LC13:D9-285  
61 Cyrus Carter House  
2315 Q Street  
(c.1896)  
A late Victorian structure with  
an unusual round Eastlake porch  
and fish scale gables.
- LC13:D9-299  
Dr. Otero C. Reynolds House  
2530 Q Street  
(1905)  
A large concrete block  
residence of O.C. Reynolds,  
physician, built by contractor  
David B. Howard.
- LC13:D9-329  
John Bridenbaugh House  
2344 R Street  
(c.1904-05)  
A late Victorian structure  
owned by J. Bridenbaugh,  
real estate broker.

LC13:D9-353

James Stuart House  
405 N. 25th Street  
(c.1896)

A late Victorian structure  
built by E.H. Eddy and  
owned by J. Stuart, banker,  
and later by J. F. Stevens,  
physician, in Hawleys Add.

LC13:D9-355

Dr. Everett H. Eddy House  
415 N. 25th Street  
(c.1893)

A late Victorian structure  
built by the developers  
of Eddys Sub of Hawleys Add.

LC13:D9-356

59 William G. Langworthy Taylor  
House  
435 N. 25th Street  
(c. 1891)

A late Victorian brick structure  
with a fine Eastlake porch was  
the first house built on Eddys  
Sub by Ambrose Eddy and later  
purchased by W.G.L. Taylor,  
professor at the  
University of Nebraska.

✓ LC13:D9-364

John S. Hanson House  
2417 T Street  
(c.1893)

A late Victorian vernacular  
structure of J.S. Hanson, driver.

LC13:D9-366

J. Edward Soderberg House  
544 N. 24th Street  
(c.1900)

An asymmetrical Neo-Classic  
Revival structure with a  
Palladian window in the  
second story side wall  
of J.E. Soderberg, bookkeeper.

LC13:D9-383

60 Roger-Williams House  
407 N. 26th Street  
(c.1885)

A Queen Anne structure built  
by Henry Royer, carpenter,  
and later occupied by  
Thomas F.A. Williams, attorney,  
and Hattie Plum Williams,  
professor at the University  
of Nebraska.

LC13:D9-400

66 Vine Congregational Church  
500 N. 25th Street  
(c.1907)  
A Romanesque Revival church.

LC13:D9-406

Charles H. Jenkins House  
545 N. 26th Street  
(1906)  
A two story bungalow structure of  
imposing proportions.

LC13:D9-448  
Ellsworth Fleming House  
605 N. 26th Street  
(C. 1907-09)  
An asymmetrical Neo-Classic  
Revival structure built for  
E. Fleming, jeweler and  
optician.

LC13:D9-450  
James A. Cultra House  
2504 T Street  
(c. 1889)  
An eastern Stick Style  
structure of J. A. Cultra,  
merchant.

LC13:D9-454  
Walter L. Hunter House  
2428 T Street  
(1889)  
A sophisticated T-shaped  
vernacular structure  
with Late Victorian fish  
scale gable and Neo-  
Classic Revival porch on  
three sides built for  
W. L. Hunter of Hunter-  
Mickel Printing Co.

LC13:D9-455  
63 Edwin P. LeFevre House  
2424 T Street  
(c. 1890)  
A delightful Eastern Stick  
Style structure with  
projecting bay window  
and balcony built for F. P.  
LeFevre, a clerk.

## Malone Neighborhood

LC13:D9-110

James A. Bailey House  
1930 R Street  
(c.1889)

L-shaped vernacular structure  
with Eastlake detailing on  
porch.

LC13:D9-130

Newman Methodist Episcopal  
Church  
2265 S Street  
(c.1930)

A Mission Style church.

LC13:D9-145

George A Thomas House  
1950 S Street  
(1890)

A late Victorian design built by  
G.A. Thomas, a carpenter.

LC13:D9-191

Charles S. Nevins House  
1922 U Street  
(1909)

A late Victorian vernacular  
T-shaped plan with fishscale  
gable and Neo-Classic details  
built by contractor George  
McDougal.

LC13:D9-199

Edward C. Silldorf House  
2153 U Street  
(c.1889)

Another late Victorian vernacular  
T-shaped plan with fishscale  
gable and Neo-Classic details  
built for E.C. Silldorf, a clerk.

LC13:D10-29

W.E. Jennings House  
2434 W Street  
(1916)

A vernacular T-shaped plan with  
fishscale gable.

LC13:D10-91

Cushman Motor Works  
942 N 21st Street  
(1913)

The manufacturing plant for  
gasoline engines which is an  
early major industry in Lincoln.

LC13:D10-99

65 Whittier Junior High School  
2200 Vine Street  
(1923)

A three story brick Neo-Classic Revival structure that is one of the earliest junior high schools in the country, was designed by architects Fiske and Meginnis and built by Olson Construction.

LC13:D10-118

Cushman Motor Works  
921 N 21st Street  
(1910)

The first manufacturing plant of Cushman Motor Works in an industrial Mission Style.

## Near South Historic District

LC13:D7-1

Charles E. Yates House  
720 S. 16th Street  
(1893-94)

A Queen Anne style residence of C.E. Yates, railroad telegraph superintendent.

LC13:D7-2

27 Samuel H. Atwood House  
740 S. 17th Street  
(1900-01)

A Neo-Classic Revival residence of S. H. Atwood, approved for nomination to the National Register.

LC13:D7-5

Floral Court Apartments  
1739 G Street  
(c.1915)

A Neo-Renaissance Revival apartment complex.

LC13:D7-8

Comadore E. Prevey House  
800 S. 18th Street  
(1910-11)

A Neo-Classic Revival residence of C.E. Prevey, Charity Organization Society general secretary.

LC13:D7-11

Willard C. Mills House  
1638 F Street  
(1885)

A fine Italianate cottage of W.C. Mills, manager of the H.T. Clarke Drug. Co.

LC13:D7-13

First Presbyterian Church  
17th and F Streets  
(1926-27)

A late Gothic Revival design by architect Ralph Adams Cram.

LC13:D7-15

William E. Jakway House  
1748 F Street  
(1901-02)

A Greek Revival residence of W.E. Jakway, hardware company vice-president.

LC13:D7-17

John M. Tipling House  
1830 F Street  
(c.1886)

A late Victorian residence with shingle gable of J.M. Tipling, commercial traveler.

LC13:D7-23  
 Dr. Charles B. Manning House  
 910 S. 20th Street  
 (c.1889-90)  
 A late Victorian residence of  
 C.B. Manning, physician.

24 LC13:D7-24  
 Clark-Leonard House  
 1937 F Street  
 (1887)  
 A Queen Anne residence of  
 William M. Clark and then  
 William M. Leonard, of Clark-  
 Leonard Investment Company.  
 approved for nomination to  
 the National Register.

LC13:D7-26  
 Jones-Thompson House  
 1608 E Street  
 (1883-84)  
 An Eastlake style residence of  
 William B. Thompson.

118 LC13:D7-27  
 Charles Stewart House  
 1830 E Street  
 (1910-12)  
 A Western Stick style residence.

LC13:D7-28  
 Frederick A. Korsmeyer House  
 1840 E Street  
 (1890)  
 A late Victorian residence of the  
 president of F.A. Korsmeyer  
 Company.

LC13:D7-30  
 William Penn Apartments  
 1403 E Street  
 (1929-30)  
 An apartment building with  
 a Churrigueresque Spanish  
 Baroque entry which is  
 representative of apartments  
 in the area in the second  
 quarter of the 20th Century.

LC13:D7-31  
 Barras-Woods House  
 1445 E Street  
 (c.1889)  
 A Renaissance Revival residence  
 of C. Freeman Barras, contractor,  
 and later George J. Woods,  
 president of Woods Brothers  
 Investment Company.

LC13:D7-35  
 Morris Friend House  
 1845 E Street  
 (1905-06)  
 A Georgian Revival residence of  
 M. Friend, Concrete Silo Company  
 president.

LC13:D7-36  
 Michael Grace House  
 1925 E Street  
 (c.1888)  
 A late Victorian residence with  
 Neo-Classic porch.

- LC13:D7-37  
James Wampler House  
1945 E Street  
(c.1886)  
An Italianate residence.
- LC13:D7-40  
William Jennings Bryan House  
1625 D Street  
(1888)  
The residence of W. J. Bryan when he was at his political height which has since seen much modification.
- 25 LC13:D7-42  
Rolla O. Phillips House  
1845 D Street  
(1890)  
A Richardsonian Romanesque residence of Captain R. O. Phillips, railroader and Lincoln Land Company executive, approved for nomination to the National Register.
- LC13:D7-43  
Woods-Stuart House  
1935 D Street  
(c. 1906)  
A Tudor Revival residence.
- LC13:D7-44  
Wilbur E. Chapin House  
1979 D Street  
(c.1914)  
A Tudor Revival residence.
- LC13:D7-45  
73 First Plymouth Congregational Church  
20th and D Streets  
(1923-31)  
An exceptional church building designed by New York architect H. Van Buren Magonigle, approved for nomination to the National Register.
- LC13:D7-46  
54 William D. FitzGerald House  
1106 S. 20th Street  
(1902-03)  
A Neo-Classic Revival residence of W. D. FitzGerald, dry goods.
- LC13:D7-47  
32 John R. Mayer House  
1140 S. 20th Street  
(1918)  
A Georgian Colonial Revival residence.
- LC13:D7-48  
68 Harry A. Reese House  
1990 C Street  
(1907)  
A Tudor Revival residence of H. A. Reese, lawyer.
- LC13:D7-49  
Charles H. Swallow House  
1848 C Street  
(c.1918)  
A Tudor Revival residence of C. H. Swallow, real estate broker.



LC13:D7-50  
Morris Weil House  
1149 S. 17th Street  
(1902-03)  
A Neo-Classic Revival residence  
of M. Weil, N.B.C. bank president.

LC13:D7-51  
69 James C. McAfee House  
1801 C Street  
(1916-17)  
A Neo-Renaissance Revival  
residence.

LC13:D7-55  
Elmer J. Burkett House  
1944 B Street  
(1914)  
A Neo-Eclectic Revival residence  
built by contractors Hansen and  
Nielsen for E.J.Burkett, lawyer.

LC13:D7-59  
71 Leroy W. Garoutte House  
1801 B Street  
(c.1893)  
A Queen Anne residence of  
L.W. Garoutte, traveling agent.

LC13:D7-61  
70 George R. Whitney House  
1965 B Street  
(1916-17)  
A Neo-Renaissance Revival  
residence of G.R. Whitney,  
life insurance president.

LC13:D7-62  
Eli Shire House  
1900 A Street  
(1909)  
A Neo-Classic Revival residence  
of E. Shire, president of  
Mayer Brothers Company, built  
by contractor M.E. Hahn.

LC13:D7-63  
Cummings-Tyler House  
1544 D Street  
(1888-89)  
A Shingle style residence of  
architect James Tyler, Jr.

LC13:D7-94  
Apartments  
1015-21 S. 16th Street  
A High Victorian Italianate  
apartment building representative  
of those built in the Near South  
in the late nineteenth century.

LC13:D7-95  
Harry B. Evans House  
1007 S. 16th Street  
(c.1903)  
A Neo-Classic Revival structure of  
H.B. Evans, banker.

LC13:D7-154

Noryanna Apartments  
835 S. 15th Street  
(c.1914-15)

An apartment building representative of those built in the Near South in the early twentieth century.

LC13:D7-235

James Wampler House  
1944 E Street  
(c.1883-86)

A vernacular High Victorian structure which is probably one of the oldest in the area.

LC13:D7-254

Howard W. Caldwell House  
1919 E Street  
(1908)

A Neo-classic Revival structure of H.W. Caldwell, professor.

LC13:D7-261

Thomas J. Doyle House  
1806 D Street  
(c.1898)

A Neo-Classic Revival residence of T.J. Doyle, lawyer.

LC13:D7-262

John L. Teeters House  
1812 D Street  
(c.1901)

A Neo-classic Revival residence of J.L. Teeters, jeweler.

LC13:D7-265

Burr-Sheldon-Stuart House  
1906 D Street  
(c.1888)

A late Victorian structure of Amanzel D. Burr, insurance and loans, and later of Frank L. Sheldon, real estate, and Charles L. Stuart.

LC13:D7-266

Willard Kimball House  
1936 D Street  
(c.1901)

A late Victorian residence of W. Kimball, director of the University School of Music.

LC13:D7-360

Myron E. Wheeler House  
1717 D Street  
(c.1891)

A late Victorian residence of M.E. Wheeler, deputy auditor.

LC13:D7-361

Eugene A. Levi House

1727 D Street

(1911)

A Neo-Eclectic Revival residence of E.A. Levi, livery stable owner, built by Paul G. Hanson, contractor.

LC13:D7-471

John M. Alexander House

1915 D Street

(c.1923)

A vernacular Prairie style residence of J.M. Alexander, real estate investments.

LC13:D7-472

Charles P. Letton House

1919 D Street

(c.1915)

An elaborate vernacular square box residence of C.P. Letton, State Supreme Court judge.

LC13:D7-503

James H. Allen House

2030 C Street

(1906)

A vernacular residence of J.H. Allen, building material general manager.

LC13:D7-506

A.M. Leeb House

1980 C Street

(1906)

A vernacular square box residence built by James P. Schaaf, contractor.

LC13:D7-507

George W. Meeker House

1950 C Street

(1916)

A Tudor Revival house built by contractor Harry Dobbs for G.W. Meeker, banker.

LC13:D7-508

Meeker-Stewart House

1940 C Street

(1910)

The house was built for George W. Meeker, banker, by contractor Harry Dobbs and later owned by John M. Stewart, lawyer.

LC13:D7-509

Oscar A. Robinson House

1930 C Street

(1908)

The house was built for O.A. Robinson, traveling agent for International Harvester

LC13:D7-510  
Frederick A. Korsmeyer House  
1920 C Street  
(1906)  
A Neo-Classic Revival house  
built by contractor Thomas  
P. Harrison for the  
president of F.A. Korsmeyer,  
electrical supplies.

LC13:D7-511  
F.E. Stafford House  
1908 C Street  
(1908)  
A Tudor Revival structure  
built by contractor Harry  
Dobbs.

LC13:D7-512  
Frank Farrell House  
1900 C Street  
(1908)  
A Neo-Classic Revival residence  
by F. Farrell, real estate  
broker.

LC13:D7-516  
Rosanna Carson House  
1809 C Street  
(1900)  
A Neo-Classic Revival  
residence built by Francis  
W. Brown.

LC13:D7-518  
John E. Miller House  
1845 C Street  
(1893)  
A late Victorian residence  
of J.E. Miller, president  
of Miller and Paine.

LC13:D7-522  
Charles C. McPherson House  
1955 C Street  
(1908)  
A Neo-Classic Revival  
residence of C.C. McPherson,  
real estate broker.

LC13:D7-524  
Joseph Grainger House  
1970 B Street  
(1910)  
An elaborate square box  
residence with corner bay  
windows built by C.A. Schaaf  
for J. Grainger, wholesale  
grocer.

LC13:D7-525  
Charles C. Moyer House  
1954 B Street  
(1909)  
A Neo-Classic Revival residence  
built by C.A. Schaaf for C.C.  
Moyer, physician.

LC13:D7-527

Edward L. Cline House  
1920 B Street  
(1908)

A Neo-Classic Revival  
residence of E.L. Cline,  
cashier, built by Harry  
Dobbs, contractor.

LC13:D7-528

Eugene Leet House  
1908 B Street  
(1908)

A vernacular square box  
residence of E. Leet,  
grain company executive,  
built by C.A. Schaaf.

LC13:D7-529

Herbert O. Barber House  
1900 B Street  
(1910)

A Neo-Eclectic Revival  
residence of H.O. Barber,  
feed mill executive, built  
by Turner and Palmer.

LC13:D7-533

Hudson J. Winnett House  
1264 S. 20th Street  
(c.1905)

A Tudor Revival residence of  
H.J. Winnett, insurance.

LC13:D7-534

Thomas S. Allen  
1260 S. 20th Street  
(c.1907)

A Neo-Classic Revival  
residence of T.S. Allen,  
insurance.

LC13:D7-584

Frank T. Darrow House  
2026 A Street  
(c.1907)

A vernacular residence of  
F.T. Darrow, railroad  
engineer.

LC13:D7-594

Harry I. Forney House  
1923 B Street  
(1907)

A Neo-Classic Revival residence  
of H.E. Forney, clerk.

LC13:D7-595

Ida L. Robbins House  
1941 B Street  
(1908)

A Neo-Renaissance Revival  
residence built by Thomas  
P. Harrison, contractor.

LC13:D7-596

Don L. Love House

1953 B Street

(1916)

A Neo-Gothic Revival structure  
built by Hansen and Neilsen,  
contractors for D.L. Love,  
lawyer and vice-president of  
Lincoln State Bank.

LC13:D7-600

Elmer B. Stephenson House

1962 A Street

(1908)

A Neo-Classic Revival structure  
built of concrete block by  
Reimers-Kaufman for E.B.  
Stephenson, loan agent.

LC13:D7-606

Henry H. Wilson House

1339 S. 19th Street

(c.1905)

A Neo-Classic Revival residence  
of H.H. Wilson, lawyer.

## Near South Neighborhood

LC13:C6-213

William J. Mittan House  
1301 Washington Street  
(1904)

An unusual late Victorian residence  
with recessed Neo-Classic porch.

LC13:C6-216

William A. Sprong House  
1345 Washington Street  
(c.1909)

A late Victorian form with Neo-  
Classic details.

LC13:C6-230

George W. Sears House  
1433 S. 14th Street  
(c.1909-10)

A Neo-Classic Revival residence  
with unusual roof and dormer.

LC13:C7-10

Old St. Paul's Evengelical Church  
1300 F Street  
(1873)

A vernacular frame building, the  
oldest extant church structure  
in Lincoln.

LC13:C7-11

St. Paul's Evangelical Church  
1300 F Street  
(1925)

A late Gothic Revival structure.

LC13:C7-12

First Free Baptist Church  
1344 F Street  
(c. 1888)

A brick Gothic Revival structure.

LC13:C7-611

Warren E. Kincaid Duplex  
915-17 S. 14th Street  
(1915)

A brick duplex with Neo-Classic  
details built by contractor  
William G. Fullager for W.E.  
Kincaid, executive of Ross  
P. Curtice Company.

LC13:C7-634

John A. Reichenbach House  
1345 C Street  
(1904)

A brick vernacular residence built  
by contractor W.L. Campbell.

- |  |   |            |
|--|---|------------|
| <p>LC13:D6-1<br/> Linus E. Southwick House<br/> 1621 A Street<br/> (c.1907)<br/> A Neo-Classic Revival residence.</p>  | <p>LC13:D6-23<br/> Isaac M. Raymond House<br/> 1741 S. 22nd Street<br/> (c.1911)<br/> A Neo-Classic Revival residence<br/> of I.M. Raymond, wholesale grocer.</p>   |            |
| <p>26 LC13:D6-2<br/> Arthur C. Ziemer House<br/> 2030 Euclid Avenue<br/> (1909-10)<br/> A Shingle Style residence of A.C.<br/> Ziemer, Christian Science<br/> practitioner, on the National<br/> Register.</p> | <p>LC13:D6-33<br/> W. Clyde Davis House<br/> 2001 Euclid Avenue<br/> (1911)<br/> A rustic Bungalow residence of<br/> W.C. Davis, dean of Lincoln<br/> Dental College.</p>   |            |
| <p>51 LC13:D6-3<br/> Prescott School<br/> 1930 S. 20th Street<br/> (1922)<br/> A Jacobethan Revival School de-<br/> signed by Fiske and Meginnis,<br/> architects.</p>   | <p>LC13:D6-82<br/> Ernest Rokhar House<br/> 1743 S. 24th Street<br/> (c.1913)<br/> A Jacobethan residence built by<br/> contractor E. Rokhar.</p>   |            |
| <p>74 LC13:D6-4<br/> B'Nai Jeshurun Synagogue<br/> 20th and South Streets<br/> (1923)<br/> A centralized brick church de-<br/> signed by Davis and Wilson,<br/> architects.</p>                                | <p>LC13:D6-96<br/> Farrell-Lefler House<br/> 1826 S. 23rd Street<br/> (c.1914)<br/> A Bungalow residence of Lawrence<br/> Farrell, real estate broker, and<br/> later of Millard C. Lefler,<br/> school superintendant.</p> | <p>127</p> |
| <p>LC13:D6-16<br/> Lawrence F. Farrell House<br/> 2040 South Street<br/> (1921)<br/> Dutch Colonial Revival residence<br/> of L.F. Farrell, real estate<br/> broker.</p>                                       | <p>LC13:D6-123<br/> James Rivett House<br/> 1722 S. 24th Street<br/> (c.1886)<br/> An Italianate residence of J. Rivett<br/> builder and superintendant of<br/> building for the railroad</p>                               |            |



LC13:D6-127

Alexander C. Lau House  
1818 S. 24th Street  
(1907)

A two storey square box with a Chateausque hood molding over the entry, built for A.C. Lau, wholesale grocer.

LC13:D6-133

Lowe E. Ricketts House  
1932 S. 24th Street  
(1915)

A vernacular Prairie style home of L.E. Ricketts, attorney

LC13:D6-135

Carl E. Reynolds House  
2020 S. 24th Street  
(c.1918)

A Prairie style home of C.E. Reynolds, bank executive.

LC13:D6-137

Jacob E. Lichstenstiger House  
2046 S. 24th Street  
(c.1910)

A late Victorian form with Neo-Classic Revival details, home of a produce dealer

LC13:D6-138

Herbert B. Gooch House  
2025 S. 25th Street  
(c.1917)

An asymmetric Eclectic Revival period house of H.E. Gooch, manufacturer and publisher.

LC13:D6-140

Joseph L. Burnham House  
1925 S. 25th Street  
(1907)

A Neo-Classic Revival residence of J.L. Burnham, banker.

LC13:D6-165

29 John H. Yost House  
1900 S. 25th Street  
(1912)

A fine Neo-Renaissance Revival structure of J.H. Yost, lumber company president.

LC13:D6-172

Charles A. Lord House  
2500 South Street  
(1913)

An English Medieval Revival residence of C.A. Lord, auto dealer.

LC13:D6-186

James H. Baldwin House  
1715 S. 26th Street  
(c.1912)

A Neo-Classic Revival residence of J.H. Baldwin, farm implement agent.

LC13:D6-202

Isaac J. Brinegar House  
1734 S. 26th Street  
(c.1909)

A fine Eclectic Revival residence of a real estate broker.

LC13:D6-220  
Elliott A. Smith House  
1910 S. 26th Street.  
(1909)  
A Tudor Revival residence built  
by J.L. Scull and E.A. Smith.

LC13:D6-235  
Herbert L. Cooper House  
2001 Pepper Street  
(1924)  
A two storey box residence of H.L.  
Cooper, traveling agent.

LC13:D6-253  
Edwin G. Steckley House  
1900 Pepper Street  
(1912)  
An unusual cross between a Western  
Stick style and Prairie style  
structure built for E.G. Steckley  
department manager.

LC13:D6-300  
Charles J. Olson  
1405 S. 16th Street  
(C. 1918)  
A Tudor Revival residence  
of the president of  
Olson Construction

LC13:D6-302  
George L. Farrell House  
1445 S. 16th Street  
(c.1893)  
A vernacular brick residence.

LC13:D6-320  
John Fifer House  
1600 Washington Street  
(c.1885)  
A late Victorian residence built  
by J. Fifer, contractor.

LC13:D6-332  
Colin L. Hooper House  
1717 A Street  
(c.1886-87)  
An Italianate cottage built for C.L.  
Hooper, real estate broker, by  
contractor Jacob J. Croy.

LC13:D6-334  
Davis Apartments  
1418-20 S. 17th Street  
(c.1910)  
A two story hipped roof vernacular  
structure with Neo-Classic porch.

LC13:D6-335  
Claude C. Flansburg House  
1645 A Street  
(c. 1903)  
A fine Neo-Classic Revival residence 129  
built for C. C. Flansburg, lawyer.

LC13:D6-337  
Robert T. Funk House  
1601 A Street  
(1915)  
A Bungalow style residence designed  
by Fiske and Meginnis, architects.

LC13:D6-338

Charleton C. Jerome House  
1605 Washington Street  
(c.1888)

A gabled Italianate residence built  
by C.C. Jerome, contractor.

LC13:D6-339

Elias Baker House  
1609 Washington Street  
(c.1888)

A Stick Style residence of E.  
Baker, clothier.

LC13:D6-352

John Brust House  
1411 Washington Street  
(1912)

A two story vernacular residence  
typical of many on the street  
developed by Elmer W. Brown,  
attorney, and built by contractor  
William G. Fullager.

LC13:D6-428

Wells H. Skinner House  
1602 Sumner Street  
(c.1900)

An unusual late Victorian struc-  
ture.

LC13:D6-438

Thomas J. Thorp House  
1415 Sumner Street  
(c.1891)

A square cottage with some  
Neo-Classic details.

LC13:D6-466

William H. Dobson House  
1611 Sumner Street  
(1885)

A late Victorian structure  
built by contractor W.H.  
Dobson.

LC13:D6-493

Charles E. Hunt House  
1719 Sumner Street  
(1907)

A Neo-Classic Revival design  
constructed of bricks and  
stone by contractor M. Hahn  
for C.E. Hunt, vice president  
of A.D. Benway Co. furniture  
and stoves.

✓ LC13:D6-497

Charles E. Chowins House  
1802 Washington Street  
(c.1887)

A high Victorian design built  
by contractor C.E. Chowins.

LC13:D6-498

James R. Lucas House  
1810 Washington Street  
(1914)

A vernacular Prairie style  
house built by W.G. Fullager  
contractor.

LC13:D6-500  
Samuel W. Long House  
1830 Washington Street  
(c.1890)  
An Italianate residence of S.W.  
Long, commercial traveler.

LC13:D6-504  
Henry L. Cook House  
1845 A Street  
(c.1885)  
A Victorian Italianate design.

Lc13:D6-518  
John L. Clark House  
1401 S. 21st Street  
(c.1890)  
A late Victorian residence

LC13:D6-528  
Joseph A. Lippencott House  
2145 A. Street  
(c.1888)  
An Italianate residence of J.A.  
Lippencott, bank cashier.

LC13:D6-532  
David Brown House  
2210 Washington Street  
(c.1889)  
A late Victorian design  
for D. Brown, grain dealer.

LC13:D6-533  
Frank B. Kimball House  
2202 Washington Street  
(c.1898)  
A fine Neo-Classic Revival  
residence.

LC-13:D6-534  
Peter Dierks House  
2144 Washington Street  
(1905)  
A Neo-Classic Revival design for P.  
Dierks, lumber and coal, built by  
George A. Wilson, contractor.

LC13:D6-537  
67 William T. Barstow House  
1445 S. 20th Street  
(c.1901)  
A Neo-Classic revival residence  
of W.T. Barstow, grain company  
manager

LC13:D6-541  
16 Louis G. Wettling House  
1906 Washington Street  
(c.1906)  
An unusual concrete structure  
of a vernacular square box  
type built for L.G. Wettling,  
public accountant.

LC13:D6-546

Wood Epperson House  
1815 Washington Street  
(c.1889)

A late Victorian design built for  
W. Epperson, real estate  
dealer.

LC13:D6-562

Francis W. Brown House  
1521 S. 20th Street  
(c.1908)

A classic square box type  
with second story corner  
bay windows built for  
F.W. Brown, lumber dealer.

LC13:D6-564

Henry P. Eames House  
1542-44 S. 20th Street  
(c.1905)

A Neo-Classic Revival residence  
owned by H.P. Eames, musician.

LC13:D6-565

Ross P. Curtice House  
1536 S. 20th Street  
(c.1908)

A Neo-Eclectic Revival resi-  
dence owned by R. P. Curtice,  
music store company president.

LC13:D6-567

Dr. Raymond G. Clapp House  
2017 Washington Street  
(1911)

A unique Eclectic Revival design  
built by Soucey and Pesha,  
contractors.

LC13:D6-569

Berlinghof Apartments  
2031 Washington Street  
(1931)

An Eclectic Revival design by  
architect G.A. Berlinghof.

LC13:D6-570

G.A. Berlinghof House  
1517 S. 21st Street  
(c. 1907)

A Neo-Classic Revival design.

LC13:D6-578

31 Morris Folsom House  
2121 Washington Street  
(1905)

A Neo-Gothic design built for  
M. Folsom, bank president.

LC13:D6-602

Jesse D. Moore House  
1803 Garfield Street  
(c.1909)

A two story Bungalow design.

LC13:D6-615  
 Apartments  
 1601 S.20th Street  
 (c.1930)  
 An Art Moderne design developed  
 by the Rathbone Company.

LC13:D6-624  
 Jacob A. Kosar House  
 1910 Sumner Street  
 (c.1902)  
 A small L-shaped vernacular  
 structure.

LC13:D6-666  
 John Dolan House  
 1610 S. 21st Street  
 (c.1901)  
 A T-shaped vernacular structure  
 with a Neo-Classic porch.

LC13:D6-667  
 Ferdinand C. Fiske House  
 1600 S. 21st Street  
 (1909)  
 An unusual eclectic design of  
 F.C. Fiske, architect.

72 LC13:D6-668  
 Charles L. Meshire House  
 2115 Garfield Street  
 (1911)  
 An unusual eclectic design by  
 F.C. Fiske, architect.

LC13:D6-693  
 William R. Clark House  
 1421 S. 26th Street  
 (c.1917)  
 A Neo-Renaissance Revival  
 residence of W.R. Clark,  
 dentist.

LC13:D6-729  
 Henry P. Wekesser, Jr. House  
 2624 Washington Street  
 (1916)  
 A Neo-Eclectic Revival resi-  
 dence built by W.B. Shurtleff  
 for H.P. Wekesser, Jr., doctor.

LC13:D6-733  
 Clyde E. Curtis House  
 2602 Everett Street  
 (c.1925)  
 A Bungalow style residence

LC13:D6-811  
 Arthur G. Hebb House  
 2535 Washington Street  
 (1915)  
 A Neo-classic Revival design  
 built by W.B. Shurtleff for  
 A.G. Hebb, auto dealer.

LC13:D6-887  
 Lee J. Dunn House  
 2645 Garfield Street  
 (c.1890)  
 A late Victorian residence of  
 L.J. Dunn, insurance and banking  
 officer.

LC13:D6-1008

Norman C. Sprague House  
1811 S. 16th Street  
(c.1880's)

A vernacular T-shaped residence  
of N.C. Sprague, compositor.

LC13:D6-1014

John A. Anderson House  
1941 S. 16th Street  
(c.1902)

A brick residence built by J.A.  
Anderson, mason.

LC13:D6-1034

William C. Lewis House  
1645 Harwood Street  
(c.1890)

A late Victorian residence probably  
designed by Marcus Leach, architect,  
for the owner P. Lewis,  
hardware and implements.

LC13:D6-1061

Rufus K. Clark House  
1601 Prospect Street  
(c.1890)

A late Victorian residence of  
R.K. Clark, clerk.

LC13:D6-1087

John C. Eldredge House  
1745 Euclid Avenue  
(c.1889)

A Second Empire form with late  
Victorian details and a Neo-Classic  
porch which was owned by J.C.  
Eldredge, commission merchant.

LC13:D6-1113

William G. Maitland House  
1848 Prospect Street  
(c.1892)

A late Victorian residence of W.G.  
Maitland, Nebraska Planning Mill  
secretary.

LC13:D6-1148

J. Russell Davis House  
1950 Harwood Street  
(1912)

A brick vernacular square box  
structure of J.R. Davis,  
dentist.

LC13:D6-1206

George R. McCormick House  
2010 S. 18th Street  
(c.1907)

An unusual gambrel roof  
structure with a Palladian  
window built by F.W. Brown.

LC13:D7-56

Trinity United Methodist Church  
1345 S. 16th Street  
(1887, 1910, 1957)

A series of additions to the  
original structure in Romanesque  
Revival, English Gothic Revival  
and Miesian styles, form a  
strong unified design.

LC13:D7-57  
Old Plymouth Congregational Church  
1640 A Street  
(c.1897)  
A Neo-Classic Revival structure  
built for the Plymouth  
Congregational Church and now  
occupied by the Berean Fundamental  
Church.

LC13:D7-64  
Sunken Gardens  
27th and Capitol Parkway  
(1930)  
A gift to the city by  
J.C. Seacrest in 1930.

LC13:D7-287  
Grocery Store  
2302 D Street  
(1906)  
A brick grocery built by  
mason Edward L. Simon.

LC13:D7-289  
David R. McCurdy House  
2316 D Street  
(c.1888)  
A late Victorian residence de-  
veloped by A.D. Kitchen and  
J.J. Gillilan, for D.R.  
McCurdy, real estate broker.

LC13:D7-408  
Charles I. Jones House  
1710 B Street  
(c.1903)  
A Neo-Classic Revival residence  
of C.I. Jones, manager.

LC13:D7-447  
George E. Hager House  
1535 B Street  
(1912)  
A Neo-Classic Revival residence  
of G.E. Hager, county attorney  
built by Reese O. Stake,  
carpenter.

LC13:D7-575  
Joseph F. Hutchins House  
2120 B Street  
(1912)  
A Tudor Revival residence of  
J.F. Hutchins, coal dealer,  
built by Norman A. Palmer  
contractor.

LC13:D7-611  
Hildreth-Grainger House  
2105 B Street  
(1912)  
A Jacobethan Revival structure  
built by contractor Parnell H.  
Bush for Carson Hildreth, banker,  
and later owned by Harry B.  
Grainger, president of Grainger  
Bros. wholesale grocer.



LC13:D7-613  
30 Noyes C. Rogers House  
2145 B Street  
(1914)  
A Jacobethan Revival structure  
built by Hansen and Neilsen,  
contractors, for N.C. Rogers.

LC13:D7-623  
William H. Dorgan House  
2144 A Street  
(c.1913)  
The home of W.H. Dorgan, vice  
president of Whitebreast Coal  
and Lumber Co.

LC13:D7-654  
38 Ray C. Pauley House  
2540 C Street  
(1918)  
A Prairie style house built  
by R.C. Pauley, vice president  
of Pauley Lumber Co.

136 LC13:D7-735  
Antone Estegard House  
2436 B Street  
(1922)  
A vernacular Prairie style  
residence with exaggerated  
eave brackets built by R.E.  
Richardson for L.H. Pauley  
as developer and bought by  
A. Estegard.

LC13:D7-762  
Ludwig H. Pauley House  
2601 B Street  
(1918)  
A Neo-Renaissance Revival  
house built by contractor  
Walter C. Collinsworth  
for L.H. Pauley, president of  
Pauley Lumber Co.

## North Bottom Historic District

LC13:C10-16

John Michel House  
946 N. 8th Street  
(c. 1910)

A square vernacular cottage  
with a hipped roof and a summer  
kitchen.

LC13:C10-37

Conrad Brehm Store  
705 Y Street  
(c.1906)

A Western false front store.

LC13:C10-50

George Maser House  
912 Y Street  
(c.1901-02)

One of the few remaining summer  
kitchens of the Germans from  
Russia built by contractor  
George Philip Schaaf

LC13:C10-63

Peter Polsky House  
738 Y Street  
(c.1897)

A Neo-Classic vernacular residence  
and summer kitchen.

LC13:C10-93

83 German Congregational Salem  
Church  
901 Charleston Street  
(1916)

A Neo-Gothic Revival Variation  
of the German-Russian church  
in brick built by W.J.  
Assummacher.

LC13:C10-99

German Emmanuel Reformed Church  
941 Charleston Street  
(1906)

A Neo-Gothic Revival variation  
of the German-Russian church.

LC13:C10-102

Lincoln Oil Company Station  
1201 N. 10th Street  
(1926)

An early filling station.

LC13:C10-107

John Hinkel House  
910 Charleston Street)  
(c. 1902)

A brick vernacular  
structure with a summer  
kitchen.

LC13:C10-110

Hayward School  
1215 N.9th Street  
(1904)

The first building has a fine  
Mannerist (Neo-Renaissance  
Revival) entry portal. Later  
additions were by Davis and Wilson  
architects.

LC13:C10-135

622 New Hampshire Street  
A vernacular type typical of German  
residence in Russia with side  
entrance and gable roof probably  
moved onto the site at a late  
date.

LC13:C10-173

George Volmer House  
720 New Hampshire Street  
(c.1920)

A vernacular bungalow typical of the  
construction of the first third of  
the twentieth century built by  
John Schleiger, carpenter.

LC13:C10-176

Jacob Henry House  
700 New Hampshire Street  
(1907)

A simple vernacular structure  
built by John Felsing, carpenter  
for Jacob Henry, railroad laborer.

LC13:C10-184

Louis Sauer House  
941 Claremont Street  
(c.1907)

A simple vernacular structure.

LC13:C10-190

Otto Bock House  
926 Claremont Street  
(1924)

A vernacular bungalow with  
hip roof extended over porch  
built by George Alt, carpenter,  
for Otto Bock, boilermaker.

LC13:C10-247

St. John Evangelical Lutheran  
Church  
1324 New Hampshire Street  
(1927)

Another Neo-Gothic Revival  
church following the basic German-  
Russian design constructed by  
Hoek and Gork.

LC13:C10-271

78 Peter Olberg House  
1022 New Hampshire Street  
(c.1899)

A Neo-Classic Revival vernacular  
structure with a summer kitchen.

LC13:C10-280  
John Weigant House  
1109 New Hampshire Street  
(c. 1896)  
A Neo-Classic Revival vernacular structure with side entrance.

LC13:C10-300  
Philip Weigant House  
1108 Charleston Street  
(c. 1905)  
A vernacular square cottage with a hipped roof and a summer kitchen.

LC13:C10-311  
Peter Sader House  
1008 Charleston Street  
(c.1905)  
A Neo-Classic Revival structure with Palladian window.

LC13:C10-324  
Henry Eirich House  
1109 Charleston Street  
(c.1901)  
An impressive German-Russian residence with summer kitchen of H. Eirich, laborer, built by contractor Henry Debus.

LC13:C10-337  
Anton Hahn House  
1020½ Y Street  
(c.1912-13)  
A gable end vernacular house with side entry typical of German homes in Russia owned by Anton Hahn, laborer.

LC13:C10-351  
Standard Planning Mill  
1040 N. 11th Street  
(c.1907)  
A concrete block industrial structure owned by Rheinhardt Miller and William Schutte provided many jobs for residents of the North Bottom.

## South Salt Creek Historic District

LC13:B7-3

Lewis H. Trester House  
245 W. E Street  
(c.1912)

A nineteenth century type vernacular structure in excellent condition, typical of Lincoln's first decades that was probably moved onto the site.

LC13:B7-4

Gottlieb Roth House  
211 W. E Street  
(c.1890)

A vernacular structure typical of those built in the South Salt Creek 76 community during the first third of the twentieth century.

LC13:B7-11

Jacob Deaner House  
224 W. E Street  
(c.1907)

Another vernacular type typical of turn of the century building.

LC13:B7-12

Joseph Goebel House  
230 W. E Street  
(1911)

A one story 24 feet square cottage with hip roof vernacular structure built by J. Goebel.

LC13:B7-17

Albert Wendt House  
219 W. F Street  
(c.1894)

A vernacular structure facing the street on its long side.

LC13:B7-25

George B. Skinner House  
107 W. F Street  
(c.1890)

A late Victorian two story structure which dominates the streetscape.

LC13:B7-27

First German Congregational Church  
100 W. F Street  
(1920)

The first church serving the Germans from Russia was rebuilt on this site in 1920. It was built in the Gothic Revival style by George Schumackar on a plan that was typical of many German churches built along the Volga River in Russia and serves as a model for most of the churches built in Lincoln by the Germans from Russia. It has been approved for nomination to the National Register.

- LC13:B7-32  
August Esser House  
200 W. F Street  
(c.1890)  
Vernacular type typical of Lincoln's first decades, owned by A. Esser editor of the weekly "Nebraska Staats Anzeiger".
- LC:13:B7-43  
Wegner Stokke House  
109 W. G Street  
(c.1889)  
A vernacular type with side entrance and gable roof facing the street typical of German residences in Russia, of W. Stokke laborer.
- LC13:B7-44  
79 Robert A.A. Luedtke House  
103 W. G Street  
(c.1898)  
Another typical German-Russian type vernacular house with side entry built for a local blacksmith.
- LC13:B7-55  
John B. Denvir House  
212 W. G Street  
(c.1887)  
An unusually large and untypical house for the community.
- LC13:C7-1  
48 William H. Tyler House  
808 D Street  
(1890-91)  
A Richardsonian Romanesque house of a masonry contractor designed by his brother, architect James Tyler, is listed on the National Register.
- LC13:C7-2  
81 Frieden's Evangelical Lutheran Church  
1045 S. 6th Street  
(1907)  
built by contractor Jacob Rohrig and based on the designs of churches in the Volga River region of Russia.
- LC13:C7-13  
Peter Hilt House  
441 D Street  
(c.1910)  
The vernacular I type residence of P. Hilt, Lincoln Traction Co., sweeper
- LC13:C7-15  
Henry J. Amen House  
601 D Street  
(c.1918)  
A two story vernacular Prairie style house of a significant German-Russian community leader and grocer, H.J. Amen
- 141

LC13:C7-16  
 13 Wilhelm Schneider House  
 635 D. Street  
 (c.1884)  
 A vernacular structure typical  
 of Lincoln's earliest  
 residences owned by W.  
 Schneider, laborer.

LC13:C7-17  
 Gottlieb Meyer House  
 1135 S. 7th Street  
 (c.1908)  
 A brick hipped roof residence with  
 Italianate window hoods.

LC13:C7-18  
 John E. Warren House  
 1137 S. 7th Street  
 (c.1900)  
 A brick hipped roof residence with  
 Italianate window hoods of J.E.  
 Warren, fireman.

LC13:C7-19  
 John J. Gessner House  
 1139 S. 7th Street  
 (c.1910)  
 A brick hipped roof residence with  
 Italianate window hoods.

LC13:C7-20  
 Lincoln Park  
 D to F and 6th to 8th Streets  
 (1867)  
 The original city park plotted as  
 the major public amenity in the  
 first plat of 1867 by the Capitol  
 Relocation Commission.

LC13:C7-21  
 75 German Evangelical Lutheran Immanuel  
 Church and School  
 8th and D Street  
 (1917)  
 A church and school structure which  
 resembles schoolhouses of the German  
 colonies in Russia, sold to the  
 American Forward Association in 1950.

LC13:C7-22  
 Martin D. Thurston House  
 1117 S. 8th Street  
 (c.1887)  
 A square cottage Southern pyramidal  
 type residence of M.D. Thurston,  
 dentist.

LC13:C7-23  
 Jacob Bowers House  
 1119 S. 8th Street  
 (c.1887)  
 A square cottage Southern pyramidal  
 residence of J. Bowers,  
 stonecutter.

- LC13:C7-24  
1121 S. 8th Street  
(c.1887)  
A square cottage Southern pyramidal  
type residence.
- LC13:C7-25  
82 German Evangelical Congre-  
gational Zion Church  
9th and D Street  
(1927)  
A late Gothic Revival design.
- LC13:C7-47  
Henry J. Weber House  
542 A Street  
(1910)  
A Neo-classic Revival structure  
with side dormer typical of  
housing built in the first  
quarter of the twentieth  
century by H.J. Weber, a  
carpenter.
- LC13:C7-61  
Jacob Rothe House  
1310 S. 6th Street  
(1905)  
A vernacular type built by  
J. Rivett, supervisor of  
buildings for the railroad,  
and owned by J. Rothe, laborer.
- LC13:C7-81  
Ebenezer Congregational Church  
801 B Street  
(1926)  
A Neo-Gothic Revival church  
created for a German-Russian  
congregation by H. Grasmick  
replacing a 1915 frame church.
- LC13:C7-102  
12 Jacob J. Lebsock Grocery  
710 B Street  
(1912)  
A western false front store  
built by Adam Rohrig.
- LC13:C7-105  
John Kahm House  
1229 S. 7th Street  
(1921)  
A fine example of a bungalow  
adaptation of a typical  
vernacular design built by  
J. Kahm, carpenter.
- LC13:C7-116  
John Kiser House  
546 B Street  
(1915)  
Another Neo-Classic Revival  
structure excellently  
maintained.



- LC13:C7-117  
 77 George J. Stroh House  
 540 B Street  
 (1907)  
 The Neo-Classic Revival  
 home of George J. Stroh,  
 railroad car repairman.
- LC13:C7-163  
 Fred W. Rische House  
 806 C Street  
 (c.1890)  
 An unusual massing of two  
 vernacular forms owned by  
 F.W. Rische, carpenter.
- LC13:C7-169  
 Sobott-Weber House  
 720 C Street  
 (c.1902)  
 A Neo-Classic Revival  
 structure typical of the  
 neighborhood built for  
 Augustus S. Sobott, F Street  
 pumping station engineer,  
 later sold to John J. Weber  
 a local builder.
- LC13:C7-180  
 J. Heitzenrader House  
 1128 S. 6th Street  
 (1921)  
 A well maintained vernacular  
 bungalow with roof projecting  
 over the porch.

- LC13:C7-191  
 Henry Amend House  
 541 D Street  
 (c.1908)  
 A Neo-Classic Revival design.
- LC13:C7-197  
 Conrad Scheidt House  
 645 D Street  
 (1905)  
 A finely proportioned late  
 Victorian structure with  
 Neo-Classic details built by  
 a local builder Adam Rohrig for  
 Conrad Scheidt, a printer, and  
 later owned by Henry G. Grasmick,  
 a carpenter and builder.
- LC13:C7-212  
 John E. Peterson House  
 1026 So. 8th Street  
 (1905)  
 A two story Neo-Classic  
 Revival structure with an  
 impressive porch on two sides  
 owned by J. B. Peterson,  
 restaurant owner
- LC13:C7-214  
 15 Henry Hoffman House  
 1016 S. 8th Street  
 (1913)  
 A two story box vernacular  
 type house of H. Hoffman,  
 railroad foreman, typical  
 of those built in Lincoln  
 in the first quarter of the  
 twentieth century.

LC13:C7-216

Conrad Strasheim House  
1000 S. 8th Street  
(1913)

A two story box typical of several structures which form part of the eastern edge of the park of C. Strasheim, salesman.

LC13:C7-229

Jacob J. Wagner House  
938 S. 8th Street  
(1917)

A vernacular bungalow erected by Jacob J. Wagner, carpenter.

LC13:C7-230

John E. Spomer House  
942 S. 8th Street,  
(1917)

A vernacular bungalow also built by J.J. Wagner, first purchased by Jacob Meng, railroad laborer and in 1919 by J.E. Spomer, shoe repair.

LC13:C7-247

Henry Holtze House  
1017 S. 6th Street  
(1886)

An early vernacular structure built and occupied by contractor H. Hoitze.

LC13:C7-249

August Doerr House  
1035 S. 6th Street  
(c.1895)

A Neo-Classic vernacular house built by A. Doerr, blacksmith and later owned by Adolph Lebsack, dry goods.

LC13:C7-276

Johnathan R. Bing House  
826 S. 8th Street  
(c.1886)

An L-shaped vernacular structure with late Victorian bay window projection built by carpenter J.R. Bing.

LC13:C7-286

Joseph R. Webster House  
276 S. 7th Street  
(c.1881)

A Classic Revival structure with an oval window in its pediment typical of a few residences on the block.

LC13:C7-397

80 Jacob Amend House  
330 C Street  
(c.1901)

A one story T-shaped vernacular structure with late Victorian details and side entrance for a German-Russian laborer and later by grocer George Bauer.

LC13:C7-415

Henry B. Worster House  
101 D Street  
(c.1920)

A T-shape vernacular structure, home of H.B. Worster, mason, probably moved onto the site in the early 1920's.

LC13:C7-457

Peter Spomer House  
240 D Street  
(1909)

A typical square cottage with bay window on side wall.

LC13:C7-491

George Bauer House  
446 E Street  
(c.1889)

A typical square cottage with a gable dormer and Neo-Classic porch of George Bauer, laborer.

LC13:C7-513

Otis Robertson House  
934 S. 2nd Street  
(c.1904)

The vernacular T-shape residence with an untypical central dormer of O. Robertson, railroad trucker, one of three similar adjacent structures.

LC13:C7-522

Henry J. Amen Grocery  
201 F Street  
(c.1888)

An important site for the Germans from Russia community. It was first the Henry F. Bruse Grocery (1888-1892) before being owned by German-Russians, becoming the Conrad H. Bauer Grocery (1892-1903) and finally the Henry J. Amen Grocery.

LC13:C7-529

Johann Wedel House  
243 F Street  
(c.1890)

A side entry, gable front vernacular structure built by Johann Wedel, carpenter.

LC13:C7-547

George Lesser House  
404 F Street  
(1900)

A vernacular cottage with a finely detailed late Victorian porch built by G. Lesser, carpenter.

LC13:C7-562

Peter Burbach House  
216 F Street  
(1908)

A vernacular structure with a Neo-classic dormer that is somewhat unusual for the neighborhood.

LC13:C8-63

John Roberts House  
826 H Street  
(c.1885-88)

A substantial High Victorian brick residence of J. Roberts, machinist.

LC13:C8-88

Chris Betz House  
104 K Street  
(c.1880)

Historically important as the site of one of the first German-Russian settlers, C. Betz, laborer.

LC13:C8-100

Stumpf-Betz House  
103 K Street  
(1880)

Historically important as the site of one of the first German-Russian settlers, Conrad Stumpf, a coach cleaner for the Burlington Railroad and in 1883 Chris Betz.

LC13:C8-103

George Eisel House  
104 J Street  
(c.1880)

Historically important as the site of one of the first German-Russian settlers, G. Eisel, a car repairman for the Burlington Railroad.

LC13:C8-105

Chris Bernhardt House  
120 J Street  
(c.1880)

Historically important as the site of one of the first German-Russian settlers, C. Bernhardt, a railroad switch engineer.

## South Salt Creek Neighborhood

LC13:C5-73

- 39 Ross R. Beams House  
2229 S 8th Street  
(1913)

A finely designed bungalow built by the carpenter-owner R. Beams and continuously occupied by the same family.

LC13:C6-32

- 14 Wilhelm Heltzar House  
748 Plum Street  
(1909)

A square cottage vernacular structure with an elaborate Eastlake porch of a late date but with fine details, built by Henry Weis, laborer, for W. Heltzer, railroad car repairman.

LC13:C6-165

- 148 Mohrman's Replat  
710-724 Washington Street  
(1924)

An unusual set of brick cottages facing a communal walkway.

LC13:C6-195

- John T. Cochran House  
835 A Street  
(c.1885)

A vernacular square cottage with an elaborate Eastlake porch which was built by real estate developer Samuel A. Arbuckle and owned by Charles F. Creighton.

LC13:C8-116

- 11 Peter Burns House  
807 K Street  
(c.1869)

A vernacular structure on its original site from Lincoln's earliest years surrounded by industrial structure. Possibly as important a site for common lifestyle and construction as the Kennard House is for the high style.

## Lincoln

LC13:C7-8

Granville Ensign House

1109 F Street

(c.1880's)

A Stick Style residence of G. Ensign, carriage line owner, once occupied by Alpha Sigma Phi Fraternity.

LC13:C7-9

Mount Zion Baptist Church

1203 F Street

(1922)

A Spanish Colonial Revival design.

LC13:C7-658

Apartments

930 A Street

(1906)

An Italianate brick duplex with pressed tin cornice.

LC13:C7-671

Frederick Wohlenberg House

901 C Street

(c.1887)

A two story Italianate structure built for F. Wohlenberg, building products agent.

LC13:C7-702

E.W. Allen House

1132 A Street

(1906)

A Neo-Classic vernacular design built by E.W. Allen

LC13:C7-740

J. Russell Davis House

1219 C Street

(1912)

A brick vernacular square box built by W.G. Fullager, contractor, residence of J.R. Davis, dentist.

LC13:C7-770

Anderson G. Beeson House

1140 C Street

(c.1890's)

An Eastern Stick Style residence of A.G. Beeson, of Burr and Beeson, real estate, loans and insurance.

LC13:C7-775

Wilson T. Moore House

1220 C Street

(c.1880's)

A late Victorian cottage with fish scale gable and Neo-Classic porch.

LC13:C7-777

Christopher Wilson House  
1244 C Street  
(1904)

A Neo-Classic Revival residence  
of C. Wilson, contractor

LC13:C7-780

John L. Foster House  
1021 D Street  
(c.1881-82)

A late Victorian residence with  
fish scale gable and Neo-Classic  
porch.

LC13:C7-781

Hans P. Lau House  
1029 D Street  
(c.1890's)

A vernacular Chateuesque  
residence with Neo-Classic  
porch of H.P. Lau, wholesale  
grocer.

LC13:C7-782

Hans P. Lau House  
1045 D Street  
(c.1887)

A Neo-Classic Revival design  
of H.P. Lau, wholesale grocer.

LC13:C7-783

John D. Lau House  
1125 S. 11th Street  
(c.1890's)

A vernacular box with  
Neo-Classic porch and  
Renaissance Revival  
dormer of J.D. Lau,  
wholesale grocer.

LC13:C7-784

Hyde-Campbell House  
1133 S 11th Street  
(c.1890's)

An unsymmetrical Neo-  
Classic Revival residence  
of S.D. Hyde, produce,  
and F.E. Campbell, commission  
merchant.

LC13:C7-788

Newton S. Shannon House  
944 D Street  
(1905)

A Neo-Classic Revival  
residence.

LC13:C7-791

Albert Watkins House  
920 D Street  
(c.1886)

A late Victorian residence of  
A. Watkins, editor of  
the State Democrat.

LC13:C7-792  
Irving J. Manatte House  
912 D Street  
(c.1887)  
A late Victorian residence with  
a Palladian window.

LC13:C7-795  
George E. Finney House  
905 E Street  
A Gothic Revival residence of  
C.E. Finney, clerk.

LC13:C7-818  
Robert H. Mitchell House  
902 F Street  
A Gothic Revival residence  
of R.H. Mitchell, commercial  
merchant.

LC13:C7-822  
Webster Duplex  
943-45 G Street  
(c.1880's)  
A late Victorian structure  
with fish scale gable of  
William W. Webster, shoe  
dealer.

LC13:C7-827  
Richard C. Outcalt House  
1039 S. 11th Street  
(c.1880's)  
A late Victorian residence  
of R.C. Outcalt, bank cashier.

LC13:C7-833  
19 John L. Miller House  
1029 E Street  
(c.1874)  
A Second Empire residence.

LC13:C7-842  
John Reed House  
1201 E Street  
(c.1880's)  
A late Victorian residence  
of J. Reed, merchant.

LC13:C7-844  
Betz Duplex  
1037-39 S. 13th Street  
(1912)  
A brick vernacular box  
duplex developed by  
John M. Betz, real estate  
dealer.

LC13:C7-845  
William C. Van Andel House  
1045 S. 13th Street  
(1914)  
A brick vernacular box  
residence of W.C. Van Andel,  
second hand goods, by  
contractor J.A. Johnson.

LC13:C7-861  
Christopher Hagensick House  
914 S. 10th Street  
(c.1890's)  
A late Victorian cottage.



- |     |  |    |   |
|-----|--|----|---|
|     | LC13:C7-881<br>The Knapp Hotel<br>1227 G Street<br>(1905)<br>A Neo-Classic Revival apartment.  |    | LC13:C8-13<br>Old Lincoln Telephone Building<br>231 S. 14th Street<br>(1903)<br>A Neo-Classic Revival<br>design.                                  |
| 55  | LC13:C8-4<br>Rudge and Guenzel Building<br>1214 N Street<br>(1917)<br>A Chicago School design with<br>Neo-Renaissance details,<br>designed by Berlinghof and<br>Davis.                       | 42 | LC13:C8-17<br>First Church of Christ Scientist<br>1205 L Street<br>(1911)<br>A Neo-Classic Revival<br>design by S.S. Beman,<br>Chicago architect. |
| 43  | LC13:C8-5<br>Old Nebraska Telephone Building<br>128 S. 13th Street<br>(1894-96)<br>A Neo-Renaissance Revival<br>design of Omaha architect<br>Thomas R. Kimball, on the<br>National Register. |    | LC13:C8-20<br>Apartments<br>1022-28 K Street<br>(c.1880's)<br>A brick late Victorian<br>apartment block.  |
| 152 | LC13:C8-10<br>Sharp Building<br>206 S. 13th Street<br>(1927)<br>A Gothic Revival design<br>of J.H. McArthur, architect.  |    | LC13:C8-21<br>Apartments<br>12th and K Streets<br>(c.1892)<br>A brick late Victorian<br>Romanesque apartment<br>block.                            |
| 20  | LC13:C8-12<br>St. Paul's Methodist Church<br>1144 M Street<br>(1899)<br>A Victorian Gothic structure.  |    | LC13:C8-23<br>Orlo Flats<br>(1906)<br>505-11 S. 14th Street<br>A Renaissance Revival<br>apartment block developed by<br>Andrew J. Sawyer.         |

LC13:C8-27  
Barr Apartments  
627-43 S. 11th Street  
(1889-91)  
A late Victorian Romanesque  
apartment block designed  
by F. C. Fiske, architect,  
approved for nomination to  
the National Register.

LC13:C8-29  
Charles G. Dawes House  
1301 H. Street  
(1891)  
The late Victorian residence  
of C.E. Dawes, vice president  
to Calvin Coolidge, 1925-29.

LC13:C8-31  
Francine Apartments  
1111-19 H Street  
(1889-90)  
A fine series of Richardsonian  
Romanesque apartments  
developed by Charles W.  
Lymon, lumber dealer.

22 LC13:C8-158  
735 O Street  
(c.1884)  
One story cast iron store front  
in a fine state of preservation.

LC13:C8-160  
Raymond Bros. and Co.  
801 O Street  
(c.1884-85)  
A wholesale grocery store of late  
Victorian design built by John  
Lanhan, contractor.

LC13:C8-171  
Smith-Dorsey Company  
233 S. 10th Street  
(1933-39)  
An Art Moderne streamlined  
structure designed by  
Meginnis and Schamberg,  
architects, and built by  
Olson Construction Co.

LC13:C8-172  
C. DeWitt Hagarman House  
327 S. 10th Street  
(c.1884)  
A fine high Victorian  
Italianate residence  
occupied by C.D. Hagerman,  
real estate broker.

LC13:C8-182  
Paul Bartlett House  
1011 H Street  
(c.1898)  
A late Victorian residence  
of a P. Bartlett, manager  
of a building products  
company, Curtis and Bartlett.

LC13:C8-196

John M. Betz House  
1320 G Street  
(1909)

A vernacular prairie  
style house built by  
Foster Lumber Co. for  
the president of Betz  
and Crawford Investment  
Co.

LC13:C8-206

Mariposa Apartments  
745 S. 12th Street  
(c.1914-15)

A brick structure developed  
by William Coon, automobile  
dealer, typical of the  
apartments south of downtown  
in the early 1900's.

LC13:C8-281

17 Palace Livery Stables  
1121 M Street  
(c.1888)

A Romanesque Revival  
structure.

154

LC13:C8-282

57 Old Lincoln Star Building  
301 S. 12th Street  
(1923)

A Neo-Classic Revival  
structure designed by C.H.  
Larsen and built by George  
Tobin, contractor.

LC13:C8-286

40 Union Bus Depot  
300 S. 13th Street  
(c.1930)

An Art Deco structure designed  
by Davis and Wilson and  
built by Olson Construction  
Company.

LC13:C8-289

18 Elite Studio  
226 S. 11th Street  
(1888)

A Richardsonian Romanesque  
structure.

LC13:C8-350

5 Old First National Bank  
1001 O Street  
(1911)

A Chicago School type office  
building designed by Chicago  
architects Highland and  
Green.

LC13:C8-360

McGee's  
1201 O Street  
(1918)

A Neo-Classic Revival structure  
designed by Ellery Davis and  
built by Olson Construction  
Co.

LC13:C8-362  
Miller and Paine  
1245 O Street  
(1913, 1916)  
A series of Neo-Classic  
Revival structures  
designed by Berlinghof and Davis,  
the corner building in 1913  
and the tower in 1916.

LC13:C9-1  
First United States Post Office  
and Courthouse  
920 O Street  
(1874-79)  
A high Victorian Gothic and  
French Second Empire design  
of architects A.B. Mullet  
and W.A. Potter which has also  
served as the old city hall, on  
the National Register.

LC13:C9-2  
Burr Block (Anderson Building)  
1202-06 O Street  
(1887)  
A late Victorian design by  
architect James Tyler which  
had been substantially  
modified in 1916 as the  
Security Mutual Building by  
Berlinghof and Davis. It  
has been approved for nomination  
to the National Register.

LC13:C9-3  
56 Stuart Building  
128 N. 13th Street  
(1929)  
A Neo-Gothic Revival design by  
architects Davis and Wilson.

LC13:C9-4  
Armour-Cudahy Building  
301 N. 8th Street  
Probably one of the oldest extant  
structures in the warehouse  
district

LC13:C9-5  
21 Veith Building  
816 P Street  
(1884)  
A high Victorian structure built  
for the Louis Veith Grocery.  
Veith was one of the earliest  
settlers of Lincoln, arriving  
in 1869.

LC13:C9-6  
Miller and Paine Warehouse  
826 P Street  
(c.1922)  
A Neo-Renaissance Revival  
structure.

LC13:C9-7  
Architectural Hall  
(Old University Library)  
11th and R Streets  
(1895)  
A late Victorian Romanesque  
design of Omaha architects  
Fisher and Lawrie, on the  
National Register.

LC13:C9-8  
Sheldon Memorial Art Gallery  
12th and R Streets  
(1964)  
An important design of  
architect Philip Johnson.

LC13:C9-9  
Social Science Building  
12th and R Streets  
(1919)  
A Neo-Classic Revival  
design of Chicago architects  
Coolidge and Hodgdon.

LC13:C9-12  
Weiler Packing Company  
226 North 10th Street  
(c.1903)  
A high Victorian Italianate  
design with pressed tin  
moldings.

LC13:C9-31  
37 University Publishing Company  
1126 Q Street  
(1909)  
A Chicago School structure  
with Wrightian details.

LC13:C9-36  
Safeway Food Center  
1320 Q Street  
(1937)  
A Neo-Romanesque Revival  
structure designed by  
J.B. Miller.

LC13:C9-41  
44 The Temple Building  
1201 R Street  
(c.1907)  
A magnificent Neo-Classic  
structure designed by Omaha  
architect John Latenser.

LC13:C9-74  
3 Burr-Muir Block  
215 N. 9th Street  
(c.1881)  
A Romanesque Revival structure  
developed by C. C. Burr and D.D.  
Muir.

LC13:C9-80  
35 Burlington Depot  
201 N. 7th Street  
(1927)  
A Neo-Classic Revival  
railroad station designed  
by Davis and Wilson.

- LC13:C9-88  
36 Harpham Brothers Building  
814 P Street  
(1912)  
A Sullivanesque design in  
form which lacks the  
ornate detailing typical  
of this style.
- LC13:C9-93  
Grainger Brothers Company  
733-37 P Street  
(1936)  
An industrial structure  
designed by Davis and  
Wilson which basically  
repeats the scheme of  
the Gringer Bros. Co.  
building at 101 N. 8th Street
- LC13:C9-98  
Grainger Brothers Company  
101 N. 8th Street  
(1912)  
A warehouse structure for  
Grainger Bros. wholesale  
grocers, built by Charles  
Olson, that was formerly  
the site of Buckstaff  
Bros. Manufacturing Co.
- LC13:C9-103  
Missouri Pacific Railroad Depot  
800 S Street  
(1898)  
A Neo-Renaissance Revival design.

- LC13:C9-110  
28 Second United States Courthouse  
and Post Office  
129 N. 10th Street  
(1904-06)  
A Beaux-Arts Classic design  
built by Olson Construction,  
with additions in the 1920's  
and 1930's.
- LC13:C9-118  
34 Farm Mutual Insurance Company  
1222 P Street  
(1921)  
A Neo-Renaissance Revival design.
- LC13:C9-119  
Stuart Avery Motor Company  
1120 P Street  
(1916)  
A Sullivanesque style structure  
with typical ornamentation seen  
in the capitals.
- LC13:D8-1  
6 Nebraska State Capitol  
15th and K Streets  
(1922-32)  
A Modernistic design by  
Bertrum G. Goodhue on the  
National Register and a  
National Historic Landmark.

LC13:D8-3

William H. Ferguson House  
700 S. 16th Street  
(1910-11)

A Neo-Renaissance Revival design  
by Cleveland architects  
Searles, Hirsh and Gavin  
on the National Register.

LC13:D8-4

41 Thomas P. Kennard House  
1627 H Street  
(1869)

An Italian Villa design by  
Chicago architect John K.  
Winchell for T.P. Kennard,  
Secretary of State, on the  
National Register.

LC13:D8-8

Elijah Leming House  
1225 C Street  
(c.1880's)

A late Victorian residence  
of E. Leming, seller of  
books and stationery.

LC13:D8-9

~~Albert Kimsey House~~ *HARRIS HOUSE*  
1630 K Street  
(c.1911-12)

A Neo-Classic Revival  
residence.

LC13:D8-12

St. Mary's Catholic Church  
1420 K Street  
(1888-89)

A Gothic Revival design which  
was originally the Central Church  
of Christ.

LC13:D8-13

Scottish Rite Temple  
332 S. 15th Street  
(1915-16)

A Neo-Classic Revival  
design by Berlinghof  
and Davis.

LC13:D8-17

Lincoln High School  
2229 J Street  
(1913)

A Neo-Classic Revival  
design by Berlinghof and  
Davis.

LC13:D8-20

Masonic Temple  
1635 L Street  
(c.1926)

An Art Deco design by  
Davis and Wilson.

LC13:D8-43

33 Nebraska Central Building  
and Loan  
1409 O Street  
(1905)

A Neo-Classic structure.

LC13:D8-46  
Bohmer Apartments  
131-39 S. 18th Street  
(c.1908)  
A concrete block apartment house

LC13:D8-59  
Addison S. Tibbets House  
1718 N Street  
(1909)  
A Neo-Classic Revival structure  
built for A.S. Tibbets,  
lawyer, by contractor  
L.C. Parker.

LC13:D8-230  
Henry N. Fletcher House  
2001 L Street  
(c.1889)  
A vernacular late Victorian  
residence of H.N. Fletcher,  
wholesale feeds. One of a  
series of four structures  
built by Charles M.  
Cadwallader, real estate  
developer and contractor.

LC13:D8-231  
William W. Homes House  
2005 L Street  
(1890)  
A vernacular late Victorian  
residence of W.W. Holmes,  
capitalist.

LC13:D8-232  
Albert W. Utter House  
2011 L Street  
(1889)  
A vernacular late Victorian  
residence of A.W. Utter,  
builder.

LC13:D8-233  
Albert T. Seeley House  
2015 L Street  
(1889)  
A vernacular late Victorian  
residence of A.T. Seeley,  
deliveryman.

LC13:D8-251  
46 Butler Building  
1845 O Street  
(1889)  
A Victorian Italianate  
structure designed by  
architect J.J. Butler  
as a speculative  
venture anticipating  
growth around the  
Rock Island Depot.

LC13:D8-341  
Antelope Grocery  
2400 J Street  
(c.1923)  
A Tudor Revival store  
developed by Roy Palen.



LC13:D8-387  
William L. Murphy House  
2525 N Street  
(c.1880's)  
A Queen Anne residence  
of W.L. Murphy, real  
estate and loans.

LC13:D8-392  
George A. Seybolt House  
245 S. 26th Street  
(c.1880's)  
A late Victorian residence  
of G.A. Seybolt, loans.

- LC13:D8-491  
23 Brown-McLaughlin-Colter House  
255 S. 27th Street  
(1889)  
A late Victorian Stick Style  
structure built by Guy A.  
Brown and owned by William  
McLaughlin, real estate  
agent and county treasurer,  
John J. McLaughlin, president  
of Nebraska Lumber and Coal,  
Charles J. McLaughlin, and  
Eugene F. Colter.

LC13:D9-1  
Rock Island Depot  
1944 O Street  
(1892-93)  
A late Victorian Chateausque  
design rehabilitated in 1969 by  
Clark and Enerson and on the  
National Register.

LC13:D9-2  
Lewis-Syford House  
700 N. 16th Street  
(c.1878)  
A French Second Empire  
residence on the National  
Register.

LC13:F6-1  
William Jennings Bryan House  
(Fairview)  
4900 Sumner Street  
(1902)  
The residence of William  
Jennings Bryan, designed by  
Roberts and Woods, is on the  
National Register and a  
National Historic Landmark.

LC13:F12-1  
Old Main  
50th and St. Paul Avenue  
(1887-88)  
A late victorian Romanesque  
building at Nebraska Wesleyan  
University on the National  
Register.

# 5. PRESERVATION

Our lives are enriched when we can look at our present environment and see in it our past history. It takes on a multi-dimensional reality. A building then becomes more than an address; it becomes the home of an emigrant from Russia, the house where Charles Lindbergh slept, the estate of a golden tongued politician; one of the few examples of Prairie architecture in a land where prairie is synonymous with Nebraska. A knowledge of history fills a structure with its past occupants and gives depth to an understanding of our own existence and enriches our daily lives.

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Much of Lincoln's historic environment has been lost in both physical reality and memory. This has been due in part to our response to growth and progress which displaces the old, and due also to our blindness and neglect of our heritage. It takes a conscious effort to preserve; it takes a tempering of present demands by not only a respect for historic structures but a positive action to insure that they will remain in existence.

# Goals

Broad based goals need to be affirmed in order to create a basis for effective preservation action in Lincoln.

One of the first objectives of any preservation program is the identification and evaluation of historic resources. This study has surveyed the resources in the survey areas and has identified the most significant districts and landmarks in the inventory. Yet there are other areas in Lincoln which also need to be surveyed (Havelock, University Place, Belmont, College View, Bethany, etc.). A comprehensive survey should be continued to all parts of Lincoln to identify other historic resources worth preserving. Also, there are often other resources in the survey area that are potentially as significant as ones included on the inventory. The evaluation of historic resources ought to remain flexible, responding to data uncovered by further research into the history of the site or to positive or negative modifications to the structure.

A second objective is the broad based effort to preserve these historic resources for the general welfare of the people of Lincoln. Those landmarks and districts identified in the inventory are an irreplaceable resource. They are the ones that should receive the first priority for preservation, but this does not mean that buildings not listed are not worth saving. These other structures are essential to the historic context which sets the meaning of the more significant landmarks in perspective. They too ought to be included in a conscious program of conservation. The inventoried sites should be individually evaluated in terms of the conservation techniques that will be most beneficial in preserving the quality of the structure.

A third major objective is the control and guidance of change to the landmarks and districts. Change is an inevitable natural process within a community or a structure. Change may enhance an area's or building's historic value but more often change has the potential of destroying its integral worth as an historic resource. In order to insure the historic continuity and environmental unity

of our historic resources, change must be controlled. The historic significance of each district lies in homogeneous development which reflected the lifestyles and socio-economic status of its creators and occupants. Change needs to be guided so that this significance is not lost and that the architectural character is preserved.

A fourth objective is to improve the quality of historic resources. Many landmarks and historic districts would lose their value if left to passive neglect. The historic resources are not museum pieces but occupied buildings and neighborhoods. In order to retain both their historic character and viability they need to be positively maintained and rehabilitated. Change needs to enhance the design quality which already exists while minimizing the effect of incompatible and undesirable uses and structures. The economic, functional and esthetic values embodied in the historic resources should be strengthened and used as the basis upon which the overall quality of the neighborhood is improved.

A final objective for preservation is an increase in public awareness of these historic resources. The community must become conscious of existing historic landmarks. Individuals owning historic sites need to know how to maintain and enhance their properties for the public good. Knowledge about preservation activities should be publicly available and strongly promoted. An awareness of these historic resources can stimulate a civic pride that will promote an improved quality of life which is the ultimate value of preservation.

# Techniques

There are many techniques that can be used by governmental units, private organizations and individuals to facilitate preservation goals. The final objective of each of these techniques is to preserve the historic and architectural environment. This requires a cooperative effort among the individuals, neighborhoods, organizations, and public agencies involved in the community.

Historic Preservation is dependent on a growing awareness and concern through education, then the actual restoration and protection of historic resources in turn leads to broader community recognition of the need for preservation.

## Private Owners

The greatest preservation effort will need to come from private individuals and organizations. Private groups can often provide assistance to individuals as well as forming a collective voice for the community.

It is important to recognize that all of the federal and state agencies involved in historic preservation only serve to encourage and facilitate the process. They rarely initiate it. Only publically-owned structures or buildings of prime historic importance will be protected by these agencies. The first responsibility for most preservation activity in any community remains with the individual who lives there. It is the individual property owner who often bears the major responsibility and cost for preservation. Preservation is an expensive process, especially when the area in question is under the economic pressure of increased population density. Aside from offering information and technical advice, many of the agencies have programs offering the vital ingredient to any project-funding.

The owners of historic properties will provide the greatest amount of personal resources toward preservation. They will be the ones carrying mortgage and

rehabilitation loans. Lending institutions need to encourage preservation by providing funds for this activity for the benefit of the community.

Individuals who own a building of historic or architectural importance that is eligible for the National Register may take advantage of several federal programs. The Tax Reform Act of 1976 provides incentives for the rehabilitation of these qualified structures. Federally insured loans made by private institutions at market rates may also be available for restoration costs of National Register homes. This is made possible by the Federal Housing Administration's Title I Home Improvement Loan Program. Grants-in-aid are provided for by the National Historic Preservation Act and are to be used for the acquisition, preservation, and restoration of National Register property. These grants provide half the funds to help protect eligible structures. The Nebraska State Historic Preservation Officer will help to determine eligibility and the state distributes the annual allocation of federal funds.

Owners of landmarks can preserve their buildings after restoration by the use of restrictive deed covenants which could require the maintenance of historic resources and prevent any change to its character. These real estate techniques are a means of legally conserving a community's heritage.

#### Community Organizations

The formation of local special interest groups is an excellent way to help protect structures that are historically or architecturally significant to the local community, yet not eligible for the National Register. Collective work not only offers information and support to the individual home owner, but also helps to preserve the historic character of the neighborhood. Community organizations can direct neighborhood conservation projects that are a real response to grassroots needs and concerns. Private means are needed to balance and supplement public programs.

A task force can be organized by the community regarding specific preservation issues. Programs can be developed and seminars conducted as a means of promoting community concern for preservation. An important addition would be a special committee designed to record the oral history of a

neighborhood through interviews with the older residents. Groups can also sponsor historic house tours not only to stimulate awareness by allowing visitors to view the interiors of significant and interesting buildings, but also to provide general funds needed for preservation. A group interested in maintaining and exhibiting a particular property as a "house museum" may find the National Endowment for the Arts Museum Program useful.

The National Endowment for the Arts has two additional programs designed to help revitalize or maintain the image of the community. These are the American Architectural Heritage Program and the Community Conservation Program. Although these programs will not fund acquisition of property or restoration costs, they do provide matching funds on a 50-50 basis for planning and adaptive use research.

The acquisition of historic properties by community groups is one means of preservation that is highly visible. The buildings could then be re-used as organization offices and "house museums". The use of an historic structure should be as compatible as possible with its original function. Through adaptive use the basic nature of the historic resource can be retained if care is taken not to destroy its integrity.

Another method of conserving the environmental quality of a historic area is through the purchase of facade easements. An owner may use his property but sell the right to modify the exterior facade to a community or preservation group that would preserve the view for public benefit.

A useful financial technique is the establishment of revolving funds as a means to aid local preservation efforts. This is especially important for historic district restoration programs where the community's attention and resources need to be concentrated for most effective use. A revolving fund provides a financial power base from which to implement preservation projects. This has proved to be a very useful technique for saving endangered structures. Excellent programs have been developed in Denver, Savannah, and Charleston.

Perhaps the most useful federal program for preservation work in Lincoln is the Community Development Block Grant from the Department of Housing and Urban

Development. This is an extremely flexible source of financial aid and will help fund historic preservation if it is part of the comprehensive plan for the community. The grant can be used to establish a revolving fund for the acquisition, rehabilitation, and resale of historically or architecturally important properties to a buyer who would preserve them. It can also make low-interest loans available for restoration of rental properties. Currently in Lincoln approximately \$80,000 of block grant funds will be used specifically for rehabilitation of historic and architecturally significant structures in the Near South neighborhood.

Federally funded programs are all applied for through and administered by agencies who work directly with the community groups. Final allocation of federal funds is also reviewed by the mayor and the city council in order to maintain coherence between the community plans and the city comprehensive plan. The block grant is especially attractive as the federal guidelines require a high level of community participation.

Another effective means of preservation can be the formation of non-profit private groups not confined to any particular neighborhood, but interested in preserving any threatened historic site in the city. In Lincoln, the Junior League has been involved in research and survey work for several years and has also organized preservation education conferences. Recently, they helped to organize and fund Lincoln-Lancaster Landmarks. This group was specifically created to promote general urban preservation and restoration. Through site survey, restoration, and economically feasible adaptive use programs, Lincoln-Lancaster Landmarks is interested in protecting abandoned or threatened buildings.

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The Lincoln Neighborhood Preservation Corporation is another private group formed for the purpose of rehabilitation and preservation of significant structures. This profit-making organization hopes to establish a revolving purchase fund through the sale of stock. The purchased homes will be rehabilitated, often restoring larger homes from multiple to single family dwellings, and then resold to buyers who will maintain the property.

A further possible role for private organizations could be the establishment of a technical assistance program for individuals to use as a preservation



resource. This could be donated or provided on a minimum cost basis depending upon income level of historic property owners. Organizations could also promote interest in preservation through an awards program which could recognize individual or group efforts on restoration projects, innovative programs, assistance, or publications about the historic resources of Lincoln.

Finally, either as individuals or groups, residents need to be aware of the city's zoning regulations and proposals, and the Comprehensive Plan. Citizen participation will encourage the city government to pass vital preservation ordinances and to adapt special zoning for historic districts. The city should be responsive to citizen's requests for a Landmarks Ordinance, but as in other preservation activity, the individual must take the initiative in exhibiting the desire and need for such a program. An active and highly vocal citizen coalition is a most effective addition to any preservation program.

#### Public

The city has a major responsibility to stimulate and promote preservation of historic resources. Public implementation of preservation objectives is essential since it is only through public regulation that private speculative development can be controlled. There are several techniques that can facilitate private participation in preservation.

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The first technique the city can use to stimulate a general awareness and interest in preservation is to publish the results of this survey. A program of publicity should be geared to the general public through publishing, community organizations through meetings, and to individual site owners through correspondence.

The city has numerous techniques available to promote actual preservation. The most important single technique would be the creation of a historic district and landmarks commission. This technique is used in over 500 cities in the country with Madison, Wisconsin and Omaha, Nebraska both having model landmarks ordinances.

An advisory board to the planning commission and the city council needs to be

created as an integral part of a preservation plan for Lincoln. This board should be composed of residents of Lincoln appointed by the mayor from recommendations made by the Nebraska State Historical Society, local chapter of the American Institute of Architecture, local preservation organizations, historic district citizens groups, and planning commission. Several members of the board should have professional expertise in architecture, local history, planning, real estate law, and architectural history. Historic district residents should also be included. All members should have demonstrated a keen interest in preservation in Lincoln.

The board should be given the authority to: study the structures and districts in the city that are architecturally and historically significant; to make recommendations for landmark and historic district designation for city council approval; to review any changes in construction of these historic structures; to stay the demolition of landmarks in order to provide time for the examination of reasonable alternatives; and to cooperate with owners to improve their properties and overcome problems posed by preservation.

The board should establish criteria for district and landmark designation. Generally, the criteria used for the structures should be that they exemplify the broad picture of Lincoln's history, relate to a historic person or event, or are a specimen of an architectural type significant to Lincoln. They should follow the National Register criteria with the possible exceptions being the 50 year limit to listing, and the inclusion of structures with a greater local interest. One major benefit to establishing local historic districts and landmarks is the ability of private individuals to take advantage of the Tax Reform Act of 1976.

The establishment of historic zoning districts is another major technique for preservation. The most flexible historic zoning district is one that acts as an addition to existing codes. Austin, Texas is one example where this type of zoning has been enacted. It can be applied to single structures and adjacent property or whole districts without effecting the current zones or density. Historic zoning could be an effective tool to preserve the exterior character or regulate change of structures. It should be used in cases where the physical significance of a structure could be diminished by modifications or lack of maintenance.

Coupled with zoning is the possibility of the relaxation of city building codes for owners of historic structures. There is need for building codes to provide

for the health and safety of occupants of historic buildings in a way that is compatible with both the historic quality of the structure, and its contemporary use. There should be a procedure established to individually review historic structures in terms of the intent of life safety codes. Building codes should contain a provision for historic preservation waivers with the interpretation and establishment of the degree of compliance up to the discretion of the local official on a case by case basis. There should also be an appeals board comprised of professionals in design and preservation.

An additional innovation would be the establishment of compatible historic standards for new construction. This could cover items which would effect the character of the neighborhoods, such as construction material, building size and scale, color, massing pattern, etc. These standards should be directed to the character of the urban design in a historic district rather than being an imitation of specific details from a historic structure.

Other public techniques would include providing local tax abatement incentives for preservation projects rather than the usual tax increase which comes to restoration projects. Tax incentives can become a powerful method of encourage rehabilitation and preservation. It could take the form of a reduction of tax assessment rates, tax freeze or a temporary exemption.

Also the city could initiate funding for preservation projects through a vote of the people by municipal bonds intended to provide for restoration of major historic sites.

170 Further educational resources could be offered to the community through historic restoration courses at the Southeast Community College. This could be designed to aid non-professional home owners. Other professional courses could be offered by the University of Nebraska.

In a few major cases there can be direct acquisition of historic structures for public use through the powers of eminent domain or outright purchase. This should be used when it is the only remaining way to save an outstanding building and when it would serve a direct public function (ie. neighborhood center, library, or city office space.)

The state's commitment to preservation is centered in the State Historic Preservation Office located at the State Historical Society. One major function of the S.H.P.O. is the preparation of nominations to the National Register of Historic Places. They are currently in the process of surveying the state of which this survey is a part. Forms to nominate properties may be filled out by local citizens or by the S.H.P.O. staff and are reviewed first by the S.H.P.O. staff, then by the state review board, and finally by the State Historic Preservation Officer, who signs each approved nomination and forwards it to the National Register for their review and listing. This is one essential technique in the process of preservation but it should not be thought of as a substitute for a local preservation board.

# Implementation

The guidelines and strategies for historic preservation recommended by The Lincoln City-Lancaster County Comprehensive Regional Plan are excellent. It is unfortunate that this chapter of the plan lies dormant. The city's commitment to high population density in some of the same areas in Lincoln that should be designated as historic districts not only contradicts the preservation recommendations within the comprehensive plan, but is also in direct conflict with plans developed for the neighborhood associations. These plans request controlled maintenance of existing population density with a high priority given to the protection of the historic and architectural character of the neighborhood. Unless this conflict is resolved the plan's recommendations for the preservation of historic resources remain empty gestures.

The areas near the central business district can support a higher population density without destroying the historic character of the neighborhoods only if the results of this growth are carefully controlled. The key to this resolution is in the adoption of two effective and closely related techniques.

First, the adoption of an ordinance establishing a Historic District and Landmarks Commission is an essential step toward implementation of the city's existing preservation policies as stated in the comprehensive plan. It would be the keystone of a quality preservation program. The commission should have authority to act in the following areas: 1) to designate historic districts, landmarks, and to continue research and identification of preservation resources; 2) to regulate construction rehabilitation, exterior alteration and demolition of landmarks within historic districts; and 3) to establish standards for rehabilitation and maintenance of sites in accord with a general policy of protection for historic districts and landmarks, and to work closely with property owners seeking funding for preservation.

Other duties of the commission should include working toward the passage of enabling

legislation and other ordinances encouraging historic preservation and fostering the historic heritage of Lincoln. The ordinance should also provide for the enforcement of these preservation regulations since there is little point in creating a token advisory board.

Second, overlay historic zoning district is an effective companion to the Historic Districts and Landmarks ordinance. This form of selective zoning could provide important tools for the landmarks commission without interfering substantially with the essential zoning patterns of the city, and assure further continuity between the goals of the city and the goals of historic preservation.

It must be stressed that a Historic District and Landmarks Commission coupled with a historic zoning district would in no way impede growth and development. Historic preservation ultimately improves property values and strengthens the economy of the city. Lincoln has already lost many beautiful structures. The commission is simply an intelligent means as a catalyst to implement preservation objectives by both the public and private realms of citizen involvement and of assuring that a pleasant and interesting city remains intact.



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# APPENDIX

## Criteria

The general criteria used for this Historic and Architectural Site Survey were those used by the National Register of Historic Places. These criteria look at the quality of significance to history, architecture, culture, and archeology present in districts, buildings, structures, sites, and objects which possess integrity of location, design, setting, materials, workmanship, and feeling and that: are associated with events that have made a significant contribution to the broad patterns of history; or are associated with the lives of persons of significance in our past; or embody the distinctive characteristics of a type, period, method of construction, or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction; or may be likely to yield information important to pre-history or history. There is usually a minimum age of 50 years placed upon properties to be considered eligible for the National Register; however, there are exceptions for places which have achieved significance of exceptional importance within the past 50 years such as the Nebraska State Capitol.

Buildings were evaluated in the field by the survey team using a more specific scoring system based on these general criteria. The scoring system was similar to those used elsewhere, specifically Savannah and Santa Cruz. Each structure was evaluated as to the physical condition of the building, its site and neighborhood, degree of change from the original design, relative importance to the neighborhood context, architectural significance, and historical significance. The following scoring breakdown was used:

Physical condition evaluations were made for structures (good, 10; fair, 5; poor, 0), grounds (good, 4; fair, 2; poor, 0), and neighborhoods (good, 8; fair, 4; poor, 0). Good structural condition meant the building appeared to be sound and in need of no more than routine maintenance such as painting or restoration of ornamental details. Fair condition indicated some evidence of deterioration such as a sagging porch, rotting wood, etc. Poor condition meant there were some serious structural problems visible from the exterior. Grounds were evaluated as good condition if they were well maintained, fair if they were in need of maintenance, and poor if they were bare or paved. The immediate surroundings (neighborhood) were also evaluated for their condition and maintenance.

Degree of change from the original design was considered (little or none, 10; moderate, 5; considerable, 0). Buildings with minor alterations or changes that were compatible to its character were rated little or none. Moderate change included inappropriate but not irreversible exterior change such as fire escapes. Considerable alterations were extensive and permanent change to the original integrity of the architecture.

Importance of building to its neighborhood context (great, 15; moderate, 10; minor, 0) rated the esthetic or environmental relationship of a building to its immediate surroundings. Buildings of great importance by virtue of their size, materials, or other qualities constituted a very important element in the fabric of the street or neighborhood. A moderate rating meant they were important as a contextual element while a minor rating indicated a building of relative unimportance to the neighborhood character.

Architectural significance of structures was rated on their worth as a stylistic example (exceptional, 25; excellent, 20; good, 15; fair, 5; poor, 0). A few buildings such as the First Plymouth Congregational Church were rated as exceptional. Several buildings were rated as excellent such as the W. G. L. Taylor house. Buildings which were of above average architectural interest were rated good. Fair significance indicates buildings of only passing interest while poor structures had no significant architectural interest.

Historical significance was established in the research phase of the survey (national, 30; state, 20; community, 15; none, 0). The historical importance of most structures of national or state importance were already established previous to this study. Those of community importance were established for owners having arrived at some local published fame. The research on this phase was generally limited to structures of above average architectural interest as established in the field.

These scores were combined and produced the ratings of: exceptional, 70 plus points; excellent, 60 - 69; very good, 50 - 59; good, 40 - 49; and fair, 20 - 39. Approximately 50% of the buildings received over 40 points. These were then plotted on a map and were used to assist in establishing historic districts. They were also used in the process to help reduce the number of surveyed sites into an inventory listing.



## Maps

Base maps of the neighborhoods include a map of the general neighborhood, visual image, land use, period of construction, historical and architectural significance, and historic district. These maps were used in the process to identify potential historic districts and represent the types of information evaluated. A map of Lincoln shows the city and the surveyed neighborhoods in tone and an outline around the adjacent areas included in the survey. It also serves as a reference key to the neighborhood maps.

The visual image to identify the chief visual features of each neighborhood was obtained in a preliminary survey. The basis for this type of image study was derived from Kevin Lynch's The Image of the City in which he identified landmarks, edges, nodes of activity, circulation paths, and districts. The visual image looked specifically for: visual factors such as nodes of activity, topography (ridges), vistas, and changes in visual character (soft and hard edges); physical factors such as circulation (major and minor paths), major open spaces, barriers to access, natural features like South Salt Creek (natural edge), unique elements (street furniture, brick streets), open spaces and street landscaping; and socio-economic factors such as building groups, changes in character (major and minor edges) and nodes of activity.

Land use information was obtained from a previous neighborhood survey by the city and updated by this field survey. The map makes distinctions between single family and multiple family residence, commercial, industrial, and public or semi-public land use.

Period of construction data was taken from the inventory site information and extended by a review of city directories. The critical breakdown of construction periods was determined by economic and stylistic changes in time. It looked at the first two major boom periods of Lincoln's history and Victorian architecture (1870-89), and period of depression and economic recovery to World War I and Neo-Classic Revival (1890-1914), the economic prosperity and Eclectic Revivals (1915-29), and the depression era and early modernism (1930-45).

The historical and architectural significance was taken from the field data and historic research scoring system as explained above. The final set of maps define the historic district and landmarks arrived at in the inventory. Most sites were identified as to their architectural merit even though they may have also been of historical value. In the South Salt Creek and North Bottom neighborhoods, the identification of German-Russian homes in 1915 were included because of their ethnic importance to the historic district. This data was taken from the work of Hattie Plum Williams and serves as a good point of reference to study because World War I greatly reduced the emigration of these people. However, many homes were built in the neighborhoods by Germans from Russia well after this date and the maps may be misleading as to the greater actual number and location of their homes.